



Kingfisher Road, Erdington
Birmingham, B23 5DH

Offers Over £170,000

Erdington

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Offered with no upward chain, this three bedroom semi detached property has excellent scope to improve and benefits from a first-floor bathroom.

The property is set behind a block paved driveway and is accessed via an entrance hall with stairs off and a door leads to the extended lounge with a window to the front, understairs storage cupboard and a feature fireplace. The dining kitchen has some fitted units, there is a built-in oven and hob, a window and door lead to the lean to whilst a further door opens into a shower room / WC.

On the first floor there are three bedrooms, the master is a double with a window to the front, the second bedroom is also a double with a window to the rear and a storage cupboard whilst the third bedroom is an excellent size and has a window to the rear. The bathroom has a white suite with contrasting wall tiling and a window to the front.

Outside the rear garden has a patio area leading to the lawn, there is a covered side passage and this centrally heated and majority wooden double-glazed home must be viewed.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
SEMI DETACHED
EXCELLENT SCOPE TO IMPROVE
FIRST FLOOR BATHROOM

Lounge
4.74m (15'7") x 4.30m (14'1") max

Kitchen
4.41m (14'6") x 2.63m (8'8")

Lean-to
5.46m (17'11") max x 2.21m (7'3")

Bedroom 1
3.31m (10'10") x 3.15m (10'4")

Bedroom 2
3.28m (10'9") x 2.83m (9'3")

Bedroom 3
2.49m (8'2") x 2.33m (7'8")

Bathroom
1.99m (6'7") x 1.73m (5'8")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

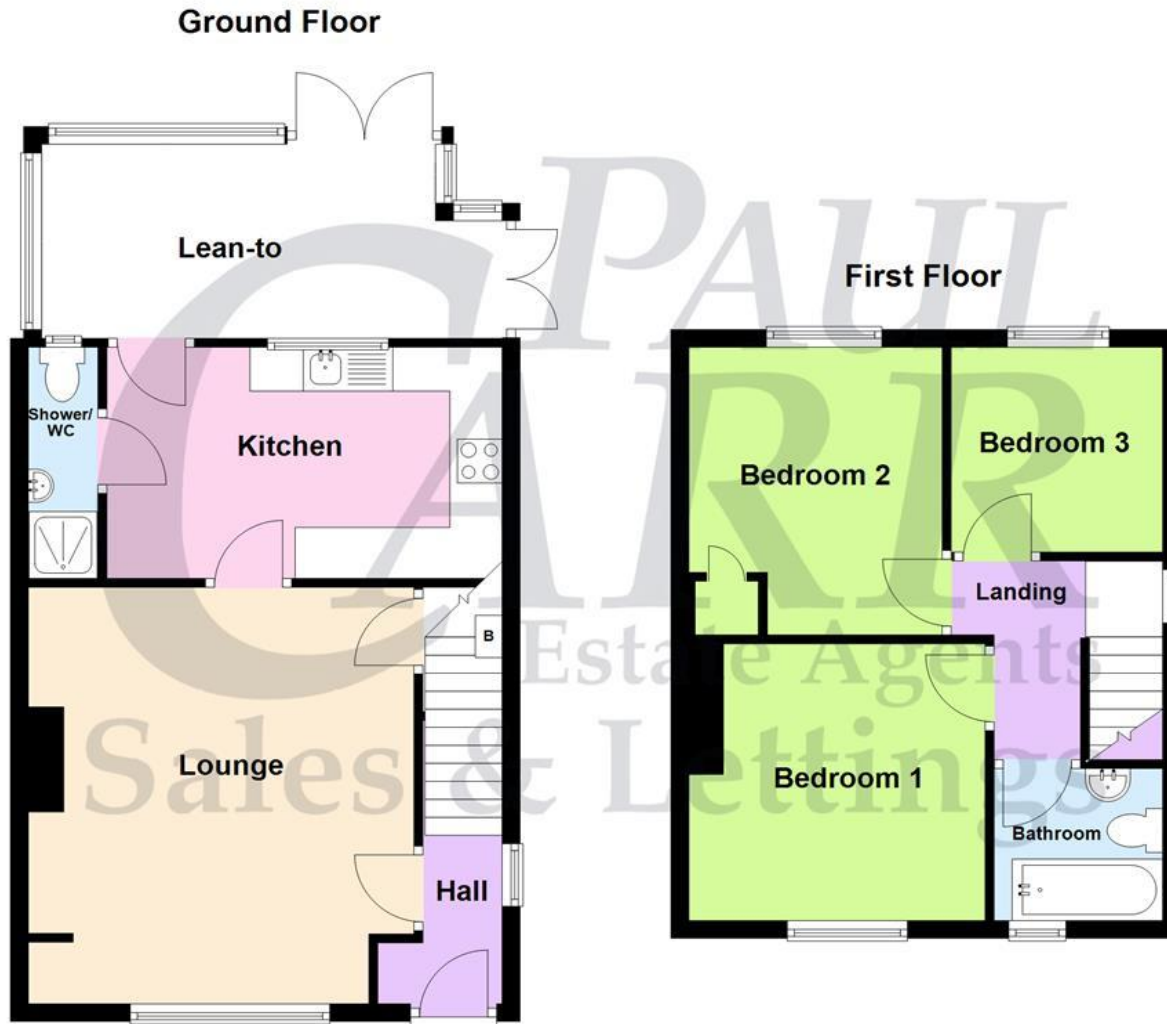
Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

