



Plumstead Road, Kingstanding
Birmingham, B44 0EA

Offers Over £170,000

Kingstanding

Offers Over £170,000



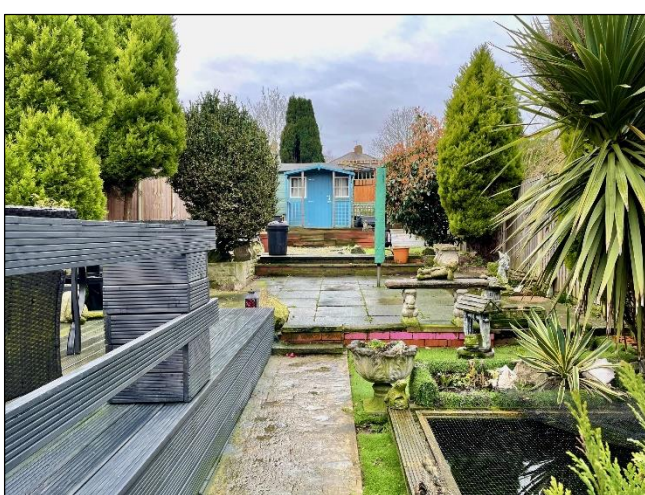
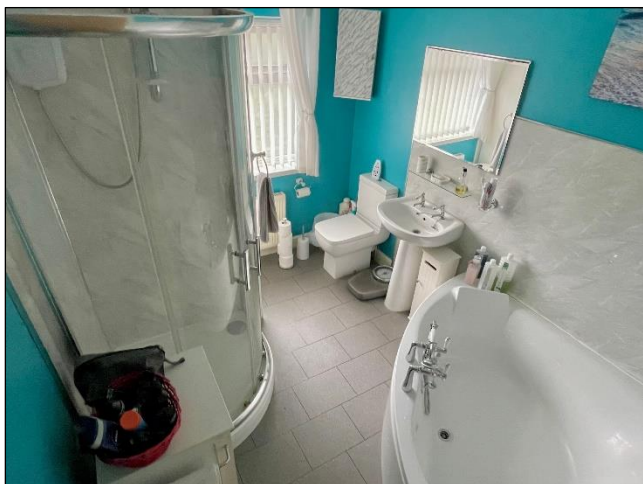
This well presented and much improved two bedroom terraced, is ideal for First Time Buyers and has a well fitted dining kitchen as well as a conservatory.

Set behind a concrete print frontage (kerb not dropped), the property is accessed via an entrance hall with stairs off and a door opens into the spacious lounge with a bow window to the front, attractive fireplace and a useful understairs storage cupboard. The well fitted dining kitchen has a range of good quality units with a built in oven and hob, integrated fridge and freezer, spaces for a washing machine and tumble drier, room for a table and chairs and two windows and patio doors lead to the lovely conservatory offering a variety of uses with windows and double doors to the garden.

On the first floor there are two bedrooms, the master is a particularly spacious double with two windows to the front, fitted wardrobes, over stairs storage cupboard and could be split into two rooms whilst the second bedroom is a good size double with a large wardrobe with sliding doors and a window to the rear. The modern refitted bathroom has a white suite with a corner bath, good size shower cubicle, cupboard housing the central heating boiler and a window to the rear.

Outside the tiered rear garden has decked areas, good size fish pond, a path leads to a slabbed patio, there is an artificial grass area, two garden sheds, shared side entry and viewing of this double glazed and centrally heated home is a must.





Property Specification

TWO BEDROOMS
MID TERRACED
IDEAL FOR FIRST TIME BUYERS
MUCH IMPROVED
WELL FITTED DINING KITCHEN

Lounge
5.08m (16'8") x 3.72m (12'2") max

Well Fitted Dining Kitchen
4.66m (15'4") x 2.89m (9'6")

Conservatory
3.14m (10'4") x 2.83m (9'3")

Bedroom 1
5.23m (17'2") max x 4.10m (13'6") into bay plus
0.01m (0') x 0.01m (0')

Bedroom 2
3.93m (12'11") x 2.84m (9'4")

Bathroom
2.94m (9'8") x 2.27m (7'5")

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: 28th February 2024

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

