



Fernhill Grove, Kingstanding  
Birmingham, B44 9PX

Guide Price £125,000

# Kingstanding

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### 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: 23<sup>rd</sup> May 2023

### Property Specification

MODERN METHOD OF AUCTION  
THREE BEDROOMS  
SEMI DETACHED  
NO UPWARD CHAIN  
IN NEED OF COMPLETE MODERNISATION

#### Lounge

4.10m (13'5") x 3.91m (12'10") max

#### Bathroom

1.98m (6'6") x 1.46m (4'9")

#### Kitchen

2.35m (7'9") x 1.98m (6'6")

#### Bedroom 1

4.86m (15'11") max x 2.78m (9'1")

#### Bedroom 2

3.30m (10'10") x 2.53m (8'4")

#### Bedroom 3

2.38m (7'10") x 2.27m (7'5")

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

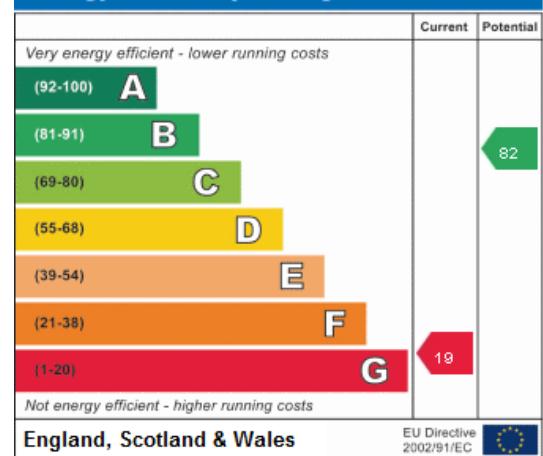
Tenure: Freehold

# Floor Plan

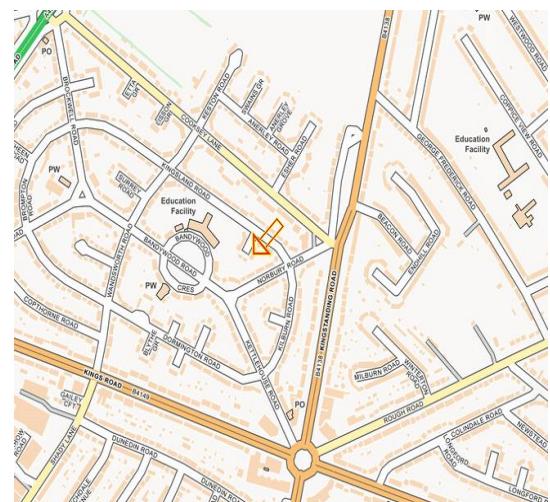
This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating

### Energy Efficiency Rating



## Map Location



### Ground Floor



### First Floor

