



Dormington Road, Kingstanding
Birmingham, B44 9LG

Offers Over £190,000

Kingstanding

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A three bedroom end terraced, perfect for First Time Buyers as well as buy to let investors and comes with the added benefit of a concrete sectional side garage.

Located in this popular road, the property is set behind a slabbed driveway and a front garden and is accessed via an entrance hall with a door leading to the lounge with a feature fireplace and understairs storage cupboard. The kitchen has some fitted units with spaces for a cooker, washing machine and fridge/freezer, there is a breakfast bar, window to the side and a window and door lead out to the garden. The bathroom has a white suite with a shower over the bath, window to the rear and there is a separate WC within the bathroom.

On the first floor there are three bedrooms, the master is a double with a window to the front and a storage cupboard off, the second bedroom is also a double with a window to the rear and a cupboard housing the central heating boiler whilst the third bedroom is an excellent size with a window to the rear.

Outside the rear garden has a slabbed patio area leading to a decked terrace, there is a manageable size lawn with flower borders.

This double glazed and centrally heated home must be viewed to appreciate all the potential offer.





Property Specification

3 BEDROOMS
END TERRACED
PERFECT FOR FIRST TIME BUYERS
IDEAL FOR BUY TO LET INVESTORS
GARAGE

Lounge
4.27m (14') max x 4.24m (13'11") max

Kitchen
3.32m (10'11") x 2.88m (9'5")

Bathroom
2.88m (9'5") max x 1.81m (5'11")

Garage
4.88m (16') x 2.66m (8'9")

Bedroom 1
5.23m (17'2") max x 3.33m (10'11")

Bedroom 2
3.89m (12'9") x 2.92m (9'7")

Bedroom 3
2.94m (9'8") x 2.31m (7'7")

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: 27th February 2023

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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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

