



Draft Details Awaiting Vendor Approval

Longford Road, Kingstanding
Birmingham, B44 0RL

Secure Sale Price Offers Over £160,000

Kingstanding

Secure Sale Price Offers Over

3



1



1



Offered with no upward chain, this three bedroom end terraced family home is ideal for First Time Buyers as well as buy to let investors and offers excellent scope to improve.

Set behind a slabbed frontage (kerb not dropped) and accessed via an entrance hall with stairs off, a door leads to the lounge which has a bay window to the front and an understairs storage cupboard. The kitchen has some fitted units with a built in oven and hob, space for a washing machine and two windows and a door lead out to the garden. The bathroom has a white suite with part wall tiling and a window to the rear.

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

Outside the rear garden is a little overgrown and has a patio area leading to a large raised fishpond structure with further garden area behind and viewing is a must of this centrally heated and part double glazed home.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
END TERRACED
EXCELLENT SCOPE TO IMPROVE
IDEAL FOR FIRST TIME BUYERS

Lounge
4.25m (13'11") x 4.23m (13'10") max

Bathroom
2.85m (9'4") x 1.58m (5'2")

Kitchen
3.44m (11'3") x 2.88m (9'5")

Bedroom 3
2.93m (9'7") max x 2.31m (7'7")

Bedroom 2
3.90m (12'9") x 2.85m (9'4")

Bedroom 1
5.25m (17'3") x 3.21m (10'6")

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: 19th June 2024

Viewer's Note:

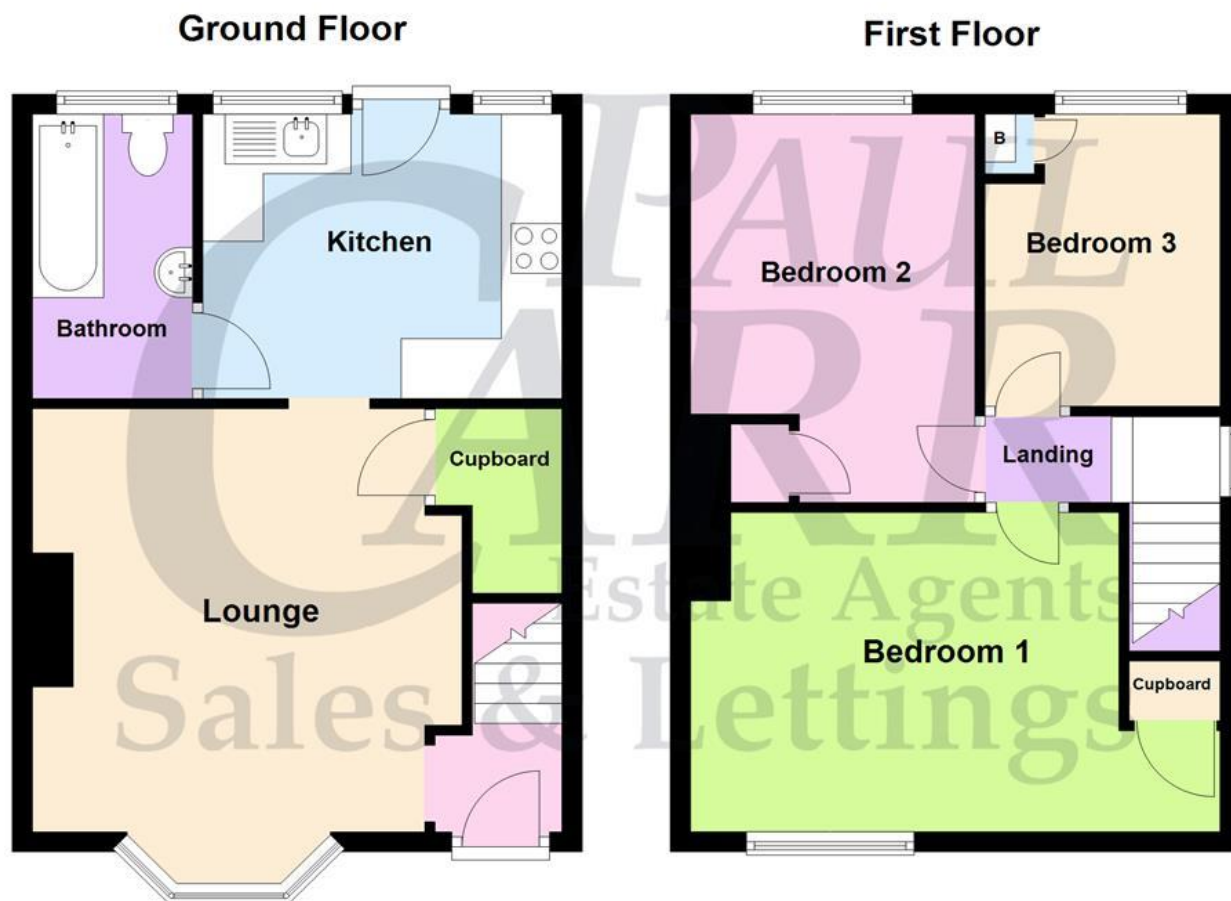
Services connected: Gas Electric Water Drainage

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			81
(69-80) C			
(55-68) D		62	
(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

