



Parkeston Crescent, Kingstanding  
Birmingham, B44 0PG

**Offers Over £165,000**



# Kingstanding

## Offers Over £165,000

3  1  1 

This impressive, newly refurbished three bedroom terraced is offered with no upward chain, has been finished to a high standard and is ideal for First Time Buyers as well as buy to let investors.

Set back from the road behind a slabbed frontage (purchaser to drop kerb), the property has been newly carpeted and decorated throughout with an entrance hall having a door to the lounge and stairs off to the first floor. The lounge has a bay window to the front and a useful under stairs storage cupboard whilst the kitchen has a range of new, well fitted units with built in oven and hob, integrated fridge and freezer whilst two windows and a door lead out to the garden. The well appointed bathroom has a new suite with a shower over the bath, part wall tiling and a window to the rear.

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

Outside there is a paved patio area suitable for garden furniture, shared side passage with the garden offering scope and this lovely home benefits from double glazing as well as central heating and must be viewed to appreciate the standard on offer.





## Property Specification

**NEWLY REFURBISHED TERRACED  
REFITTED TO A HIGH STANDARD  
THREE BEDROOMS  
DOUBLE GLAZING & GAS CENTRAL HEATING  
NO UPWARD CHAIN**

**Porch**

**Entrance Hall**

**Lounge 5.21m (17'1") into bay x 3.66m (12') max**

**Kitchen 2.91m (9'7") x 2.89m (9'6")**

**Bathroom 2.83m (9'3") x 1.56m (5'1")**

**Bedroom One 5.25m (17'2") max x 3.26m (10'8")**

**Bedroom Two 3.92m (12'10") x 2.70m (8'10")**

**Bedroom Three 2.95m (9'8") x 2.44m (8') max**

**Low Maintenance Frontage**

**Rear Garden With Patio**

**No Upward Chain**

### 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: 10th May 2021

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: B

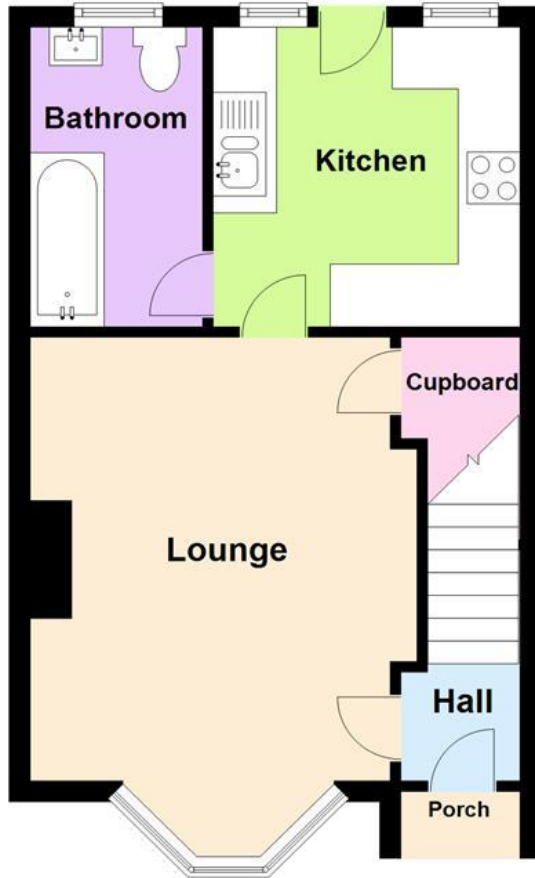
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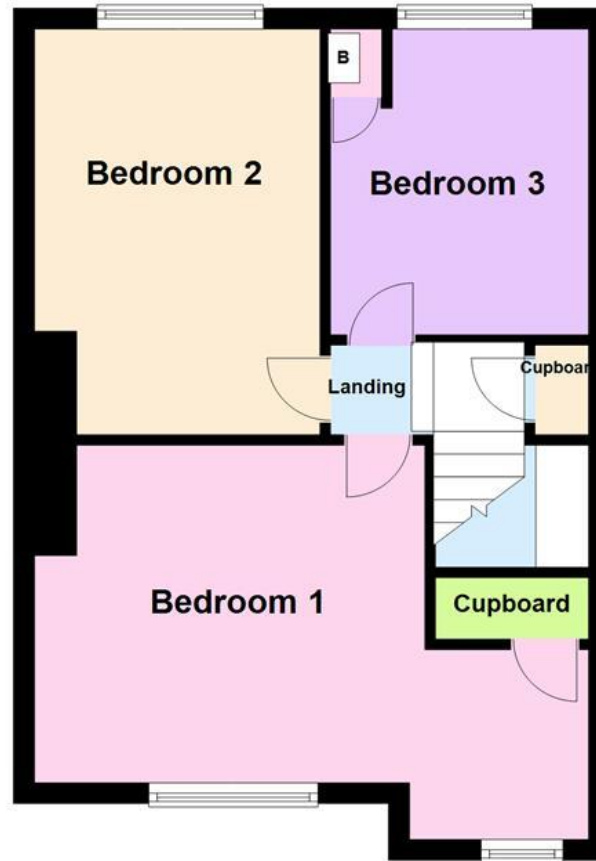
# Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

