



Tansley Grove, Kingstanding
Birmingham, B44 0DQ

£160,000

Kingstanding

£160,000



Offered with no upward chain, this good size three bedroom semi detached family home is ideal for First Time Buyers and located in this popular cul de sac within easy reach of Kingsthorne Primary School.

Set behind a block paved frontage (purchase to drop kerb) the exceptionally large rear garden forms a particularly impressive feature and has many layers, paved areas, decked area and flower beds. The property is accessed via an entrance hall with stairs off and a door leads to the spacious lounge with a bay window to the front, feature fireplace and an understairs storage cupboard. The kitchen has a range of fitted units with a built in oven and hob, spaces for a washing machine and fridge freezer, door to the bathroom, whilst a window and door lead to the wooden sun lounge / utility area with windows and a door to the garden. The modern bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

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

Outside the rear garden is a superb size with a gated side entrance and backs on to the new housing development approached off Kingstanding Road. Viewing is a must of this double glazed and centrally heated home to appreciate the amount of scope on offer.





Property Specification

**GOOD SIZE FAMILY HOME
THREE BEDROOMS
DOUBEL GLAZING & GAS CENTRAL HEATING
NO UPWARD CHAIN**

Entrance Hall

Lounge 5.18m (17') into bay x 4.20m (13'9") max

Kitchen 3.28m (10'9") x 2.84m (9'4")

Sun Lounge / Utility 2.85m (9'4") x 1.74m (5'8")

Bathroom 2.80m (9'2") x 1.74m (5'9")

Bedroom One 5.25m (17'3") max x 3.28m (10'9")

Bedroom Two 3.91m (12'10") x 2.91m (9'7")

Bedroom Three 2.92m (9'7") x 2.28m (7'6")

Block Paved Frontage (purchaser to drop kerb)

Superb Rear Garden

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 May 2021

Viewer's Note:

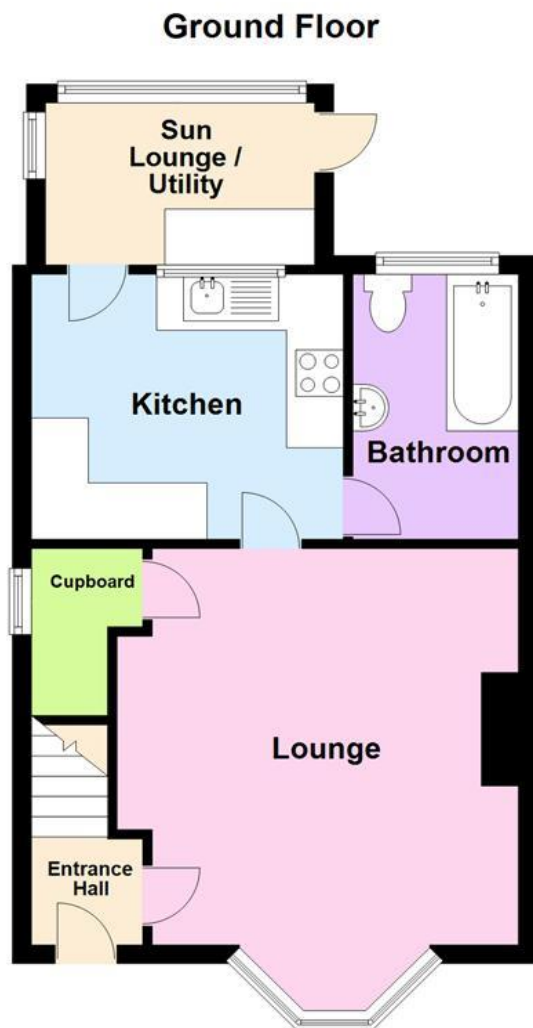
Services connected: Gas, Electric, Water, Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

