



Cranbourne Road, Kingstanding  
Birmingham, B44 0BU

Offers Over £145,000



# Kingstanding

Offers Over £145,000



This spacious, well presented and much improved two bedroom terraced is ideal for First Time Buyers and also comes with the added benefit of solar panels.

Occupying an elevated position, steps lead to the entrance hall with stairs off and a door opens into the good size lounge with a bay window to the front and a useful under stairs storage cupboard off. The dining kitchen is a good size and has some fitted units with spaces for a washing machine, tumble drier and fridge freezer, built in oven, hob and extractor hood whilst two windows and a door lead to the garden and allow in plenty of light. A lobby provides further storage, has a control panel for the solar panels and a door to the WC.

On the first floor there are two bedrooms, the master is particularly spacious and has two windows to the front and an over stairs storage cupboard whilst the second bedroom is also a double and has a window to the rear. The bathroom is an impressive size and has a bath as well as a shower, wall tiling and a window to the rear.

Outside the rear garden has been landscaped and comes with a patio area, shared side passage, steps lead up to the lawn and this double glazed and centrally heated home must be viewed to fully appreciate all that is on offer.

There is a good size boarded loft providing additional storage and currently houses part of the controls for the solar panels (installed in 2013) with a capacity of 3.92KW and currently any surplus generation is bought by Scottish Power, who supply the gas and electric.





## Property Specification

**SPACIOUS & IMPROVED TERRACED  
TWO DOUBLE BEDROOMS  
DOUBLE GLAZING & GAS CENTRAL HEATING**

**Entrance Hall**

**Lounge 4.73m (15'6") into bay x 3.64m (11'11") max**

**Cupboard**

**Kitchen 3.69m (12'1") x 2.88m (9'5")**

**Ground Floor WC**

**Lobby**

**Bedroom One 3.69m (12'1") x 3.29m (10'9")**

**Bedroom Two 3.90m (12'10") x 2.76m (9'1")**

**Bathroom 2.91m (9'7") x 2.40m (7'10")**

**Boarded Loft**

**Front & Rear Gardens**

### ***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: 11th January 2021

### ***Viewer's Note:***

Services connected: Gas, Electricity, Water, Drainage

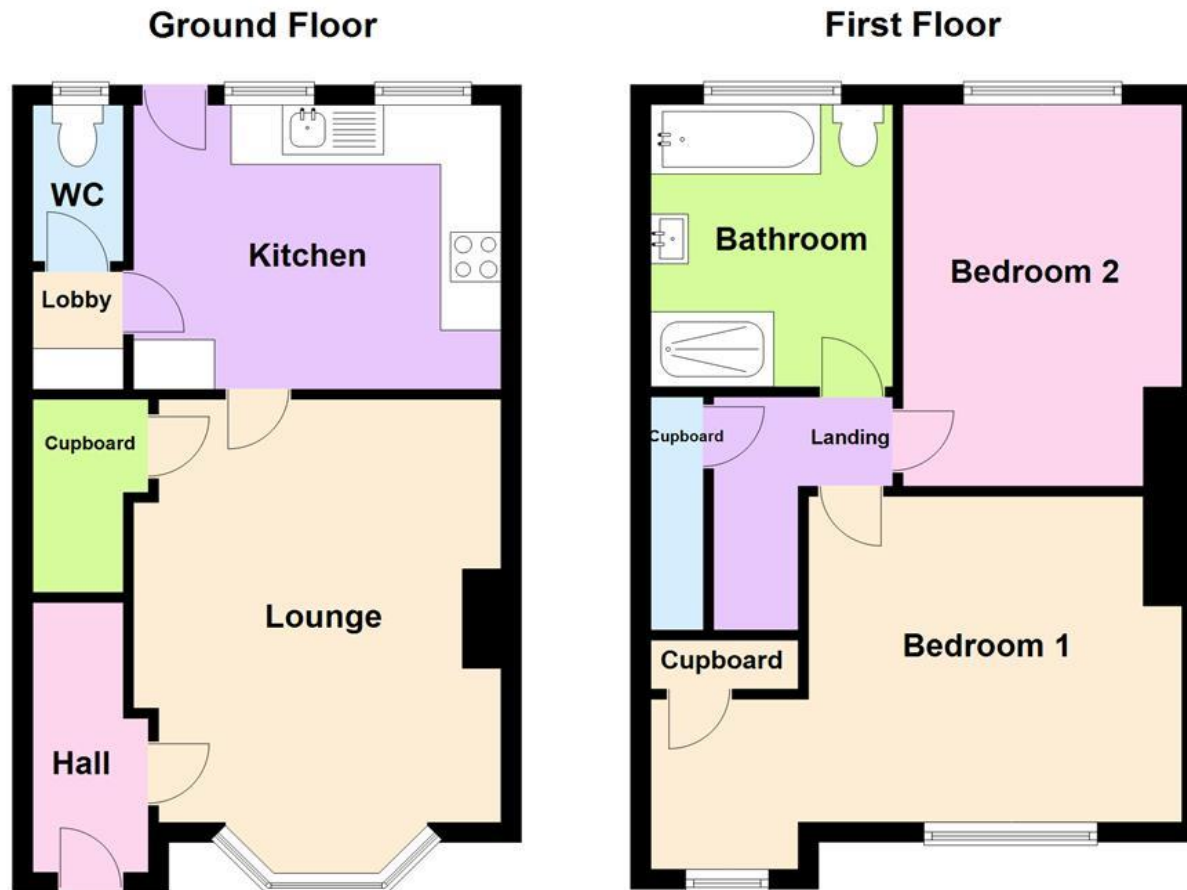
Council tax band: A

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		87   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

