



Brockwell Road, Kingstanding
Birmingham, B44 9PG

£200,000

Kingstanding

£200,000



Offered with no upward chain, this spacious three bedroom semi detached is ideal for First Time Buyers and is located on this popular road with the added benefit of a side recessed garage offering a variety of alternative uses.

Set behind a block paved driveway, the property is accessed via an entrance hall with stairs off and doors lead to the kitchen and through lounge / dining room which has windows to the front and rear, fitted gas fire and a door opens into the kitchen.

The kitchen has a range of units with a large utility area joining and this could be knocked together to create a lovely, spacious dining kitchen, whilst a window and door lead out to the garden.

On the first floor there are three bedrooms, the master is a double with a window to the front, alcove over the stairs and fitted wardrobes to one wall. The second bedroom is also a double with a window to the front and an over stairs alcove whilst the third bedroom is a single and has a window to the rear.

The bathroom has a walk-in bath, wash basin, cupboard off and a window to the rear whilst the WC is separate and has a window to the rear.

Outside the garden has a patio area and leads to the secluded lawn with flower borders, there is an additional slabbed area whilst the side recessed garage has power and offers a variety of other uses with a separate workshop at the rear.

Viewing is a must of this double glazed and centrally heated home.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
SPACIOUS SEMI DETACHED
IDEAL FOR FIRST TIME BUYERS
POPULAR LOCATION

Lounge / Dining Room
6.46m (21'2") x 3.61m (11'10") max

Kitchen
2.88m (9'5") x 2.73m (8'11")

Utility Area
2.75m (9') x 1.48m (4'10")

Garage
5.24m (17'2") x 2.70m (8'10")

Workshop
2.55m (8'4") x 2.40m (7'10")

Bedroom 1
4.30m (14'1") x 3.04m (10')

Bedroom 2
3.84m (12'7") x 2.38m (7'10")
Landing

Bedroom 3
3.07m (10'1") x 2.08m (6'10")

Bathroom
1.84m (6') x 1.49m (4'11")



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: 14th July 2023

Viewer's Note:

Services connected: GAS ELECTRIC WATER DRAINAGE

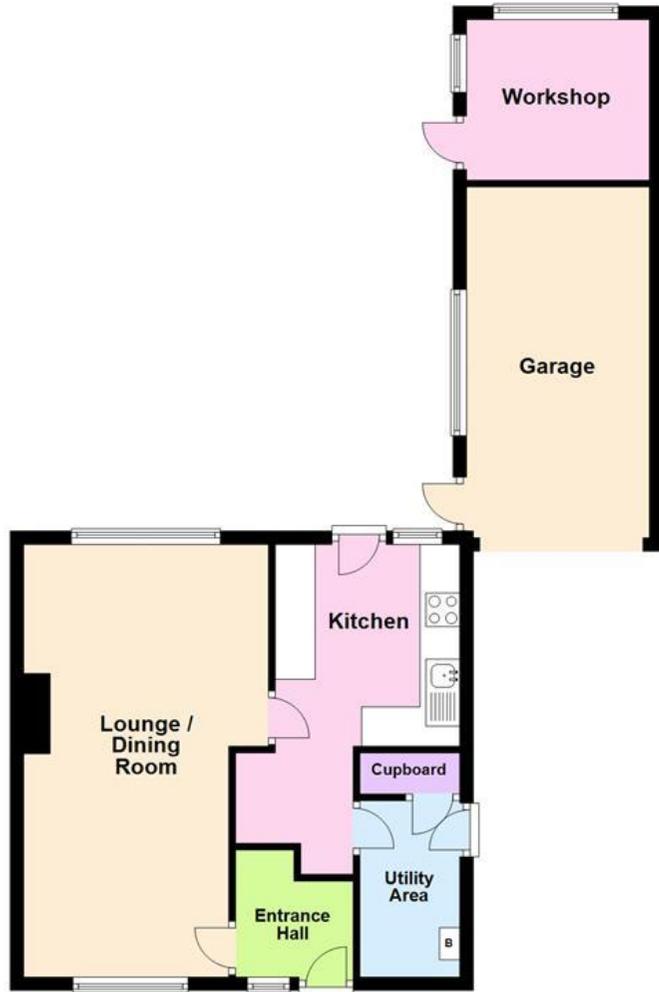
Council tax band: B

Tenure: Freehold

Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(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

