



Kingsbury Road, Minworth
Sutton Coldfield, B76 9DD

Offers in Excess of £200,000

Minworth

Offers in Excess of £200,000

3  2  2 

A versatile semi-detached property offering substantial internal space, side access, and a large rear yard, positioned on Kingsbury Road with strong links to the neighbouring industrial estate.





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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

CASH BUYERS ONLY
SEMI DETACHED PROPERTY
SIDE ACCESS
REAR GARDEN
FREEHOLD

13' 7" x 9' 8" (4.14m x 2.94m)

15' 1" x 10' 5" (4.59m x 3.17m)

6' 1" x 3' 10" (1.85m x 1.17m)

9' 3" x 7' 3" (2.82m x 2.21m)

8' 11" x 4' 0" (2.72m x 1.22m)

2' 9" x 6' 2" (0.84m x 1.88m)

8' 4" x 6' 11" (2.54m x 2.11m)

5' 10" x 6' 10" (1.78m x 2.08m)

12' 9" x 10' 0" (3.88m x 3.05m)

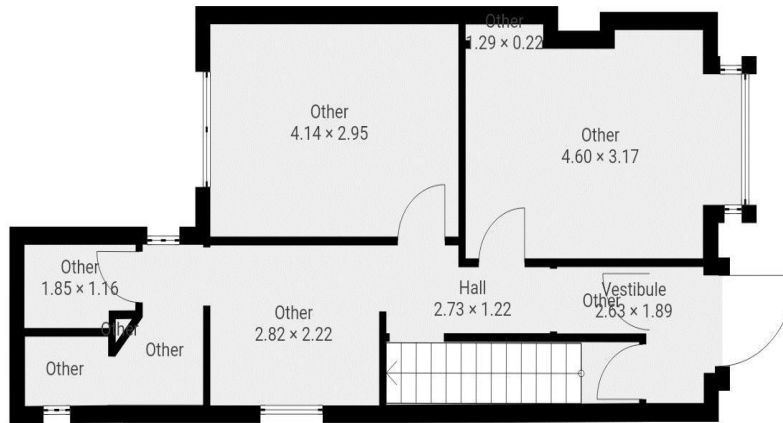
13' 7" x 9' 5" (4.14m x 2.87m)

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: A
Other Charges:

Floor Plan

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



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

