



Kingsbury Road, Erdington
Birmingham, B24 9NJ

Auction Guide Price £160,000

Erdington

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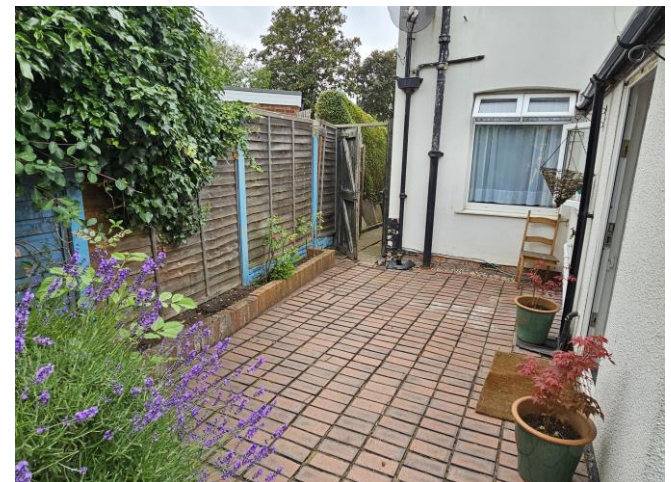
Offered for sale WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION, is this beautifully presented two bedroom semi-detached family home, which has been fully refurbished and is conveniently situated for arterial access to both Erdington and Birmingham city centre and has a wide range of local convenience amenities to include shops, stores and supermarkets as well as local schooling.

The property briefly comprises; entrance hallway, large lounge/dining room and fully fitted kitchen.

To the first floor are two good sized bedrooms and a delightful bathroom with full suite.

Providing extensive off road parking to the frontage, the property to the rear offers a well maintained South facing garden with both lawn and patio sections.

Ideal as a family or first time buyer purchase - viewings are strictly by appointment with Paul Carr Erdington.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN
AND VACANT POSSESSION UPON COMPLETION
THIS DELIGHTFUL PROPERTY
BRIEFLY COMPRISES;

Hall

Lounge 3.20m (10'6") max x 3.14m (10'4")

Dining Room 4.94m (16'2") x 3.52m (11'7")

Kitchen 4.35m (14'3") x 2.49m (8'2")

Landing

Bedroom 1 4.08m (13'5") x 3.20m (10'6")

Bedroom 2 3.65m (12') x 2.44m (8')
plus 1.06m (3'6") x 1.06m (3'6")

Bathroom 2.66m (8'9") x 2.39m (7'10")

Agent's Note:

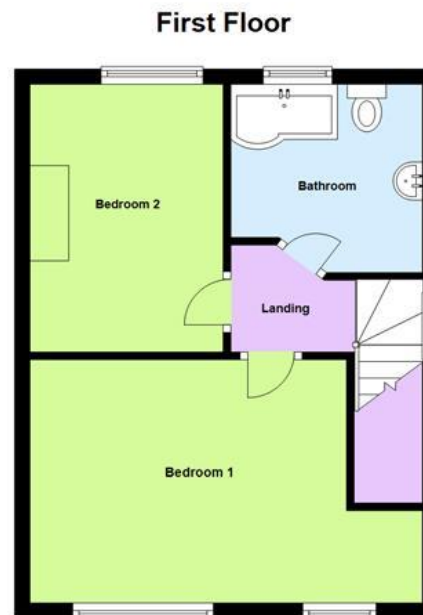
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 4th July 2023

Viewer's Note:

Services connected: Gas, electric, water and 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

