



Burford Road, Kingstanding
Birmingham, B44 8ED

£215,000

Kingstanding

£215,000



Offered with no upward chain, this recently renovated three bedroom end of terraced home is perfect for first time buyers and is opposite open parkland. Set behind a gravelled frontage the property comprises of a porch open into the entrance hall with stairs off and a door leads into the spacious lounge / kitchen area which has a range of units, space for a cooler, door and window to the rear and offers a great space for modern family life. The downstairs modern bathroom has a bath, wash basin, WC, attractive wall tiling and a window to the rear.

Upstairs there are three bedrooms, the first being a good sized double with a window to the rear, the second also another double with a window to the front with great views over the parkland opposite. The third room is a single room with a window to the rear whilst the well presented shower room has a corner shower cubicle, wash basin and a WC.

Outside the large rear garden offers great space to enjoy the summer months and has access to the rear garage which can be accessed via the rear right of way. This centrally heated and double glazed home is only short walk from local amenities and offers the possibility to move straight in. A viewing is a must.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
END TERRACED
RECENTLY RENOVATED
PERFECT FOR FIRST TIME BUYERS

Lounge

3.92m (12'10") into bay x 3.63m (11'11") max

Bathroom

3.41m (11'2") x 1.61m (5'3")

Kitchen Area

3.41m (11'2") x 2.78m (9'1")

Bedroom 3

2.69m (8'10") x 1.71m (5'7")

Bedroom 1

3.36m (11') x 2.68m (8'10")

Bedroom 2

3.35m (11') x 2.78m (9'1")



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 October 2023

Viewer's Note:

Services connected: Mains Gas, Electric, Water Drainage

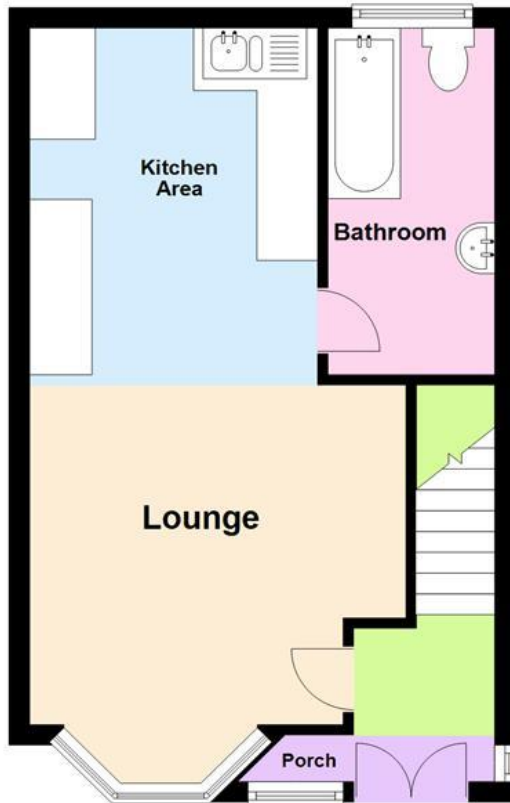
Council tax band: B

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		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

