



Draft Details Awaiting Vendor Approval

**Copthorne Road, Kingstanding
Birmingham, B44 9NU**

Offers in the Region Of £180,000

Kingstanding

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Offered with no upward chain, this extended three bedroom end terraced family home is ideal for First Time Buyers and is located in this popular road.

Set behind a lawned garden, the property is accessed via a side door opening into the entrance hall with stairs off and a door leads to the very spacious lounge / dining room with windows to the front and side and a useful understairs storage cupboard. There is a full width rear extension for the bathroom as well as the kitchen which has some fitted units, space for a cooker, there is a wall mounted central heating boiler and a window and door lead out to the garden. The modern shower room has a white suite with a large walk in shower, wall tiling, window to the rear whilst a separate area has the WC and a window to the side.

On the first floor there are three bedrooms, the master is a double with a window to the front and two fitted cupboards, the second bedroom has a window to the rear and a storage cupboard whilst the third bedroom has a window to the rear.

Outside the rear garden is mainly lawned with a gated side entrance, garden shed, a path leads to a further garden section and this double glazed and centrally heated home must be viewed.





Property Specification

OFFERED WITH NO UPWARD CHAIN
THREE BEDROOMS
END TERRACED
IDEAL FOR FIRST TIME BUYERS
POPULAR ROAD

Lounge / Dining Room
6.16m (20'2") x 4.87m (16') max

Shower Room Extension
2.12m (6'11") x 1.66m (5'5")

Kitchen Extension
3.01m (9'11") x 2.92m (9'7")

Bedroom 1
3.96m (13') x 2.76m (9'1")

Bedroom 2
3.35m (11') x 2.53m (8'4")

Bedroom 3
2.44m (8') x 2.27m (7'5")

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: 25TH March 2024

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

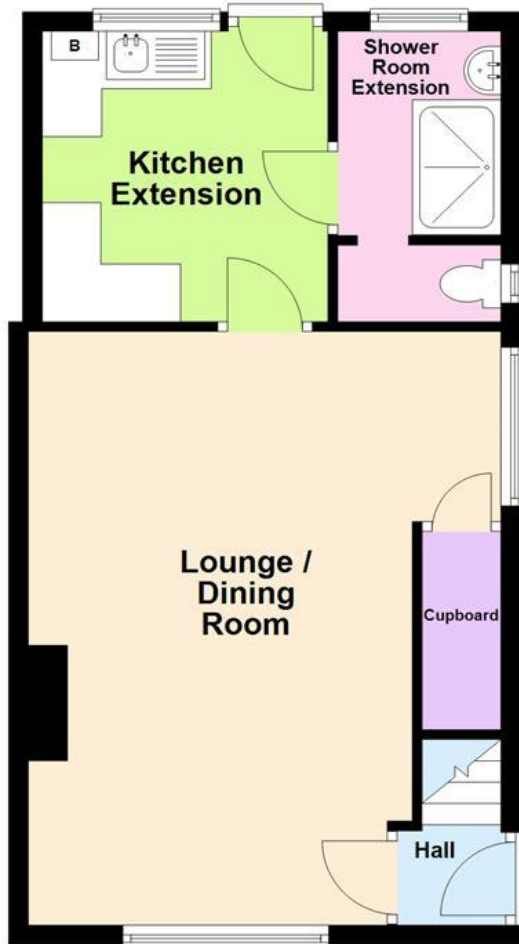
Council tax band: B

Tenure: Freehold

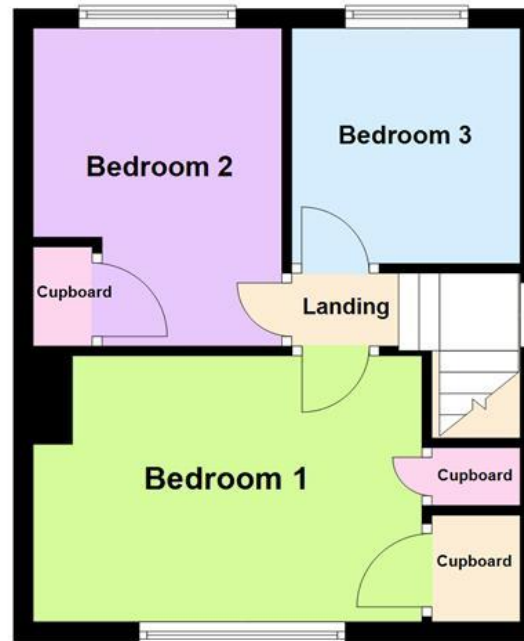
Floor Plan

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		81
(69-80)	C		
(55-68)	D	65	
(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

