



Elswick Road, Kingstanding
Birmingham, B44 0JG

Offers Over £180,000

Kingstanding

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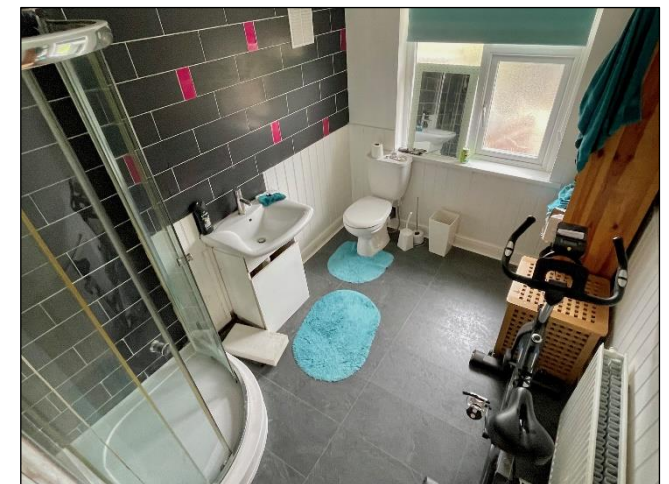


A two bedroom end terraced, ideal for First Time Buyers and with the added benefit of a side recessed garage accessed via a shared side driveway.

Set behind a front garden, the property is accessed via a porch which opens into the entrance hall with stairs off and a door leads to the lounge with a bay window to the front and an understairs storage cupboard. The kitchen is a good size and has some fitted units, built in oven and hob, space for a table and chairs, window to the rear, useful WC off and a door and single glazed window lead to the conservatory with windows and double doors out to the garden.

On the first floor there are two bedrooms, the master is a particularly spacious double with a window to the front and a large wardrobe with storage cupboard off whilst the second bedroom is also a double with a window to the rear and a cupboard housing the central heating boiler. The shower room is well proportioned and has a white suite with a shower cubicle, wash basin and WC, there is part wall tiling and a window to the rear.

Outside the rear garden is mainly lawned, there is a shared side driveway which leads to a side recessed garage and this centrally heated and majority double glazed home must be viewed.





Property Specification

TWO BEDROOMS
END TERRACED
IDEAL FOR FIRST TIME BUYERS
GOOD SIZED KITCHEN
SPACIOUS MASTER BEDROOM

Lounge
5.14m (16'10") into bay x 4.23m (13'10")

Kitchen
5.22m (17'1") max x 2.87m (9'5")

Conservatory
2.65m (8'8") x 2.08m (6'10")

Bedroom 1
4.28m (14') x 3.31m (10'10")

Bedroom 2
3.89m (12'9") x 2.92m (9'7")

Bathroom
2.92m (9'7") x 2.26m (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: 22nd May 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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		60
(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

