CHAMBERS
ESTATE & LETTING AGENTS

95 Kathleen Road, B25 8AY
£165,000

This end terraced property briefly compromises of lounge, kitchen, two bedrooms, bathroom and courtyard rear garden.

Approach
Path leading to entrance front door.

Hallway
Door to front, stairs to first floor accommodation, radiator and ceiling light point.

Lounge
10'09 max x 25'8 (3.28m max x 7.82m)
Double glazed window to rear, single glazed window to rear, radiator and two ceiling light points.

Kitchen
Double glazed window to side, door to side, wall base and drawer units, sink with drainer and mixer tap, under stairs storage, space for cooker and white goods, radiator and ceiling light point.

Bathroom
Single glazed obscured window to rear, panel bath, separate shower cubicle, hand wash basin, low level w/c, radiator and ceiling light point.

Bedroom One
13'11 x 11'3 (4.24m x 3.43m)
Two single glazed windows, radiator and ceiling light point.

Bedroom Two
11'5 x 8'5 (3.48m x 2.57m)
Window, radiator and ceiling light point.

Courtyard & Garden
Paved courtyard, tool store, enclosed to boundaries with gate leading to further garden area.

NB: Right of access to properties.

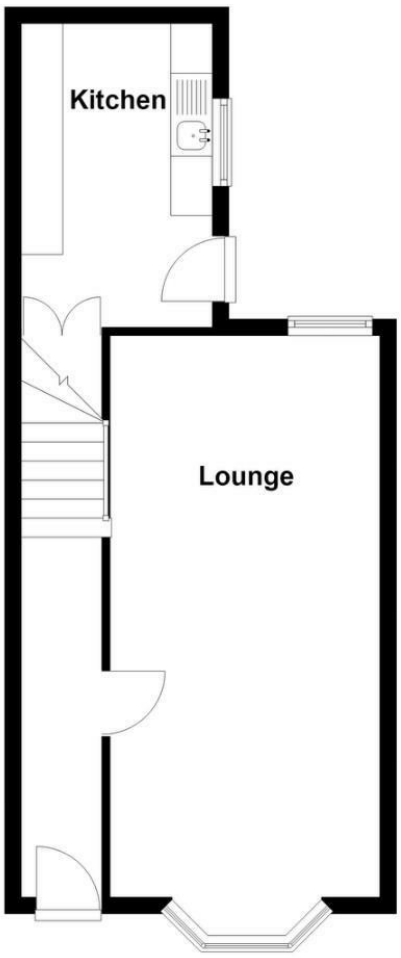
Further Information
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations:intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

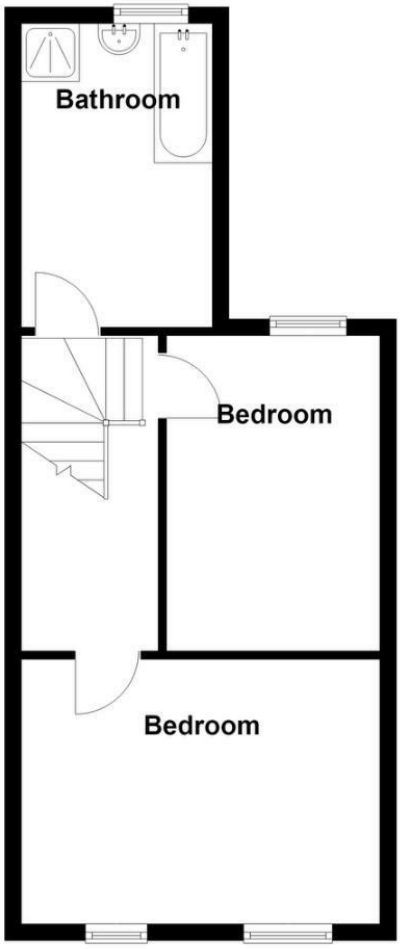
Council Tax Band - A
EPC Rating - D

Freehold on completion - Currently shared ownership with Midland Heart will be sold as a 100%

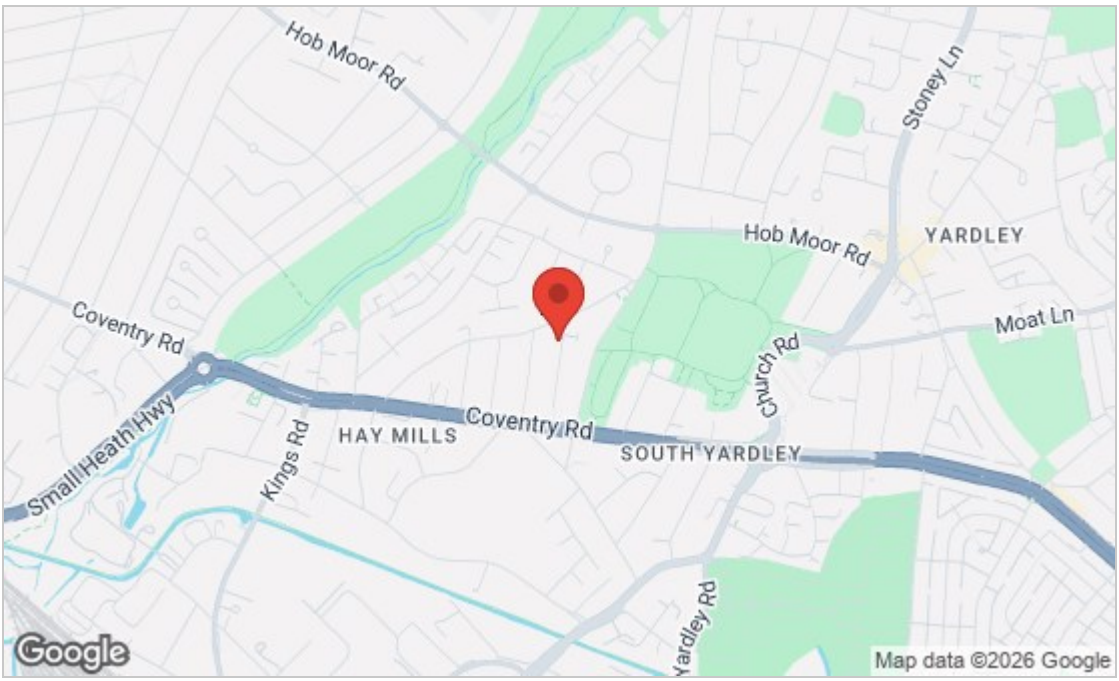
Ground Floor
Approx. 410.9 sq. feet

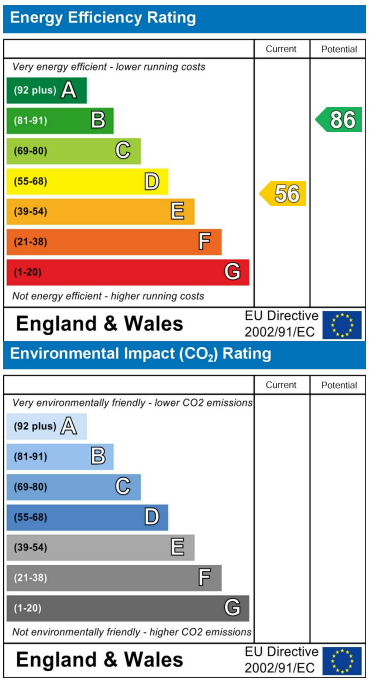


First Floor
Approx. 423.6 sq. feet



Total area: approx. 834.6 sq. feet





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST
Tel: 01216795187
info@chambersproperty.net
www.chambersproperty.net