



Offers Around £140,000

Kington Way, Birmingham, B33 8PU

- No Upward Chain
- Ideal First Time Buy or Buy to Let Property
- Ground Floor Maisonette
- Two Double Bedrooms
- Great Condition
- Lounge & Kitchen
- Bathroom
- Front Garden
- Garage
- Close to Local Shops and Transport Links

EPC Rating

Current: C
Potential: C

Council tax band

Band = A

**** GROUND FLOOR MAISONETTE ****
TWO GENEROUS BEDROOMS **
EXTENDED LEASE ** NO UPWARD
CHAIN!! **

THIS IS A SPACIOUS GROUND FLOOR MAISONETTE WHICH IS PERFECT TO TAKE A STEP ONTO THE PROPERTY LADDER OR FOR INVESTMENT PURPOSES!!

The property is situated in a cul-de-sac location but close to all local amenities and transport links... this will not be available for long!!

Accessed via a front garden with a pathway leading to a double glazed, entrance door, the property accommodation briefly comprises of:- entrance hallway, LOUNGE/DINING AREA, KITCHEN, TWO GENEROUS BEDROOMS and bathroom room. Outside there is a separate EN-BLOC GARAGE.

The property benefits from central heating and double glazing, where specified and is offered with NO UPWARD CHAIN!!

Energy Rating C

Approach

Access is gained via front garden with pathway leading to :

Hallway

Central heating radiator and doors off:

Lounge

19'11 x 10'11 (6.07m x 3.33m)

Double glazed window to front and central heating radiator.

Kitchen

7'9 x 7'5 (2.36m x 2.26m)

Double glazed window to side, fitted with a range of matching wall base and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap over, cooker and washing machine.

Bedroom One

11'3 x 12'5 (3.43m x 3.78m)

Double glazed window to front and central heating radiator,

Bedroom Two

11'3 x 7'10 (3.43m x 2.39m)

Double glazed window to rear and central heating radiator.

Bathroom

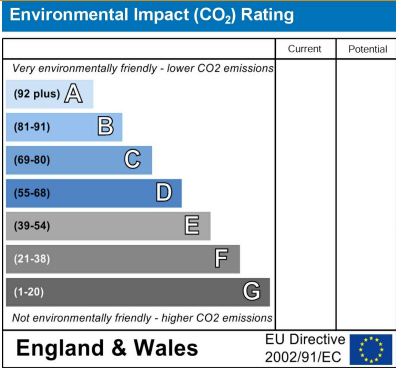
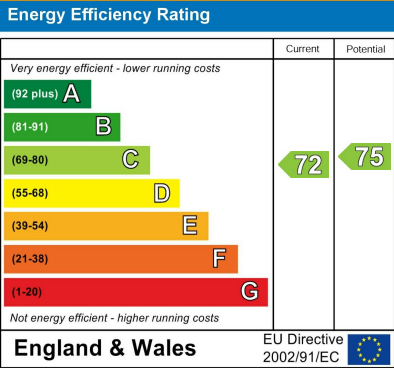
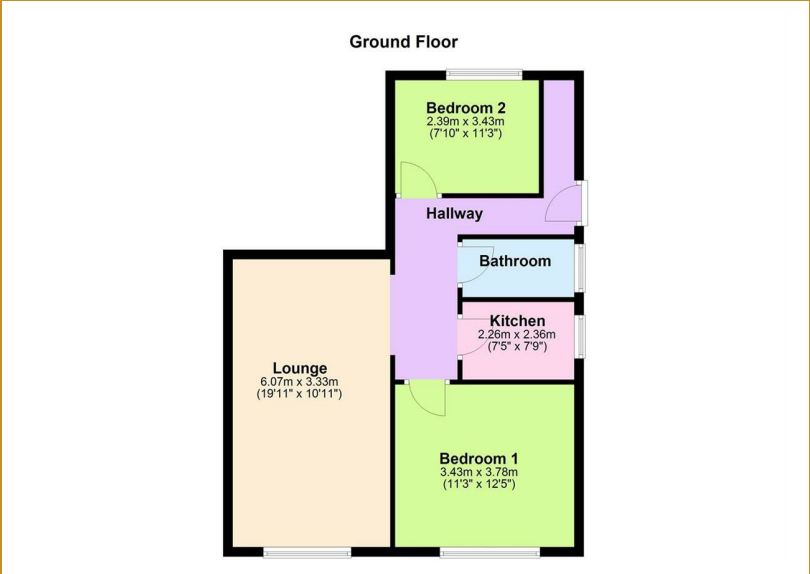
7'8 x 5'5 (2.34m x 1.65m)

Double glazed frosted window to side, suite comprising low level w.c, pedestal wash hand basin, panelled bath with shower over.

OUTSIDE

Garage En Block
16'7 x 7'9 (5.05m x 2.36m)
Up and over door.

Additional Information
The Property is Leasehold with approx 131 years remaining - there is NO SERVICE CHARGE OR NO GROUND RENT





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