



£145,000

Kington Way, Stechford,
Birmingham, West Midlands, B33
8PU

- Ground floor Maisonette
- Two Generous Bedrooms
- Ideal First Time buyer/Investor Property
- Cul-De-Sac Location
- Lounge/Dining Room
- Modern Kitchen
- Shower Room
- Front Garden & En-Bloc Garage
- No Upward Chain
- Energy Performance Rating C

EPC Rating

Current: D

Potential: C

Council tax band

Band = A

** GROUND FLOOR MAISONETTE **
TWO GENEROUS BEDROOMS **
EXTENDED LEASE ** NO UPWARD
CHAIN!! ** 360 VIRTUAL ONLINE
VIEWING AVAILABLE!!

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, MODERN STYLE KITCHEN, TWO
GENEROUS BEDROOMS and Shower
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

The property is accessed via the public
footpath and leading to:-

Front Garden

A front garden area with paved and
shrubbery borders and pathway to the
side of the building and the Double
glazed entrance door.

Entrance Hallway

Wood effect flooring. Storage
cupboard. Radiator. Doors leading to
accommodation:-

Lounge

19'9" x 10'10" (6.02m x 3.30m)
Double glazed window to the front.
Radiator. Staorage cupboard with
plumbing for a washing machine. A
door to the side allowing access to
bedroom one.

Modern Kitchen

7'6" x 7'1" (2.29m x 2.16m)
A range of wall and base units with
work surfaces over incorporating a
stainless steel, sink and drainer unit
with mixer tap over. Appliances
include an electric hob with an electric
oven underneath and extractor
canopy over. Integrated dishwasher.

Part tiling to the walls and wood effect flooring. Ceiling spotlights. Double glazed window to the side.

Bedroom One

12'4" x 10'11" (3.76m x 3.33m)

Double glazed window to the front and radiator. Fitted mirrored wardrobes.

Bedroom Two

10'11" x 7'6" (3.33mx 2.29m)

Double glazed window to the rear and radiator.

Shower Room

7'7" x 7'1" (2.31m x 2.16m)

Suite comprises of a shower cubicle with a boiler fed shower over, pedestal wash basin and low flush WC. Tiling to the walls. Radiator. Obscure double glazed window to the side.

OUTSIDE

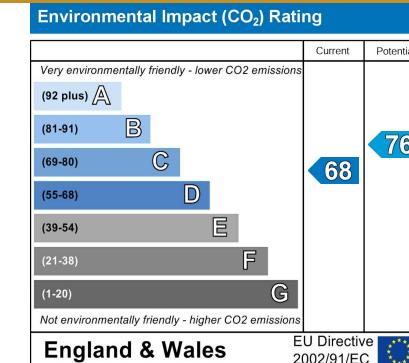
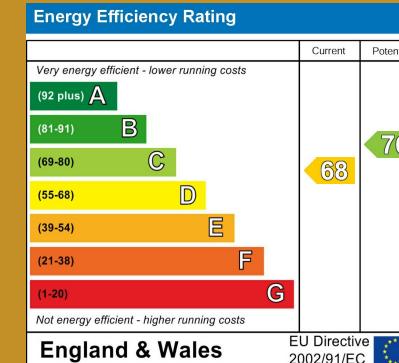
En-Bloc Garage

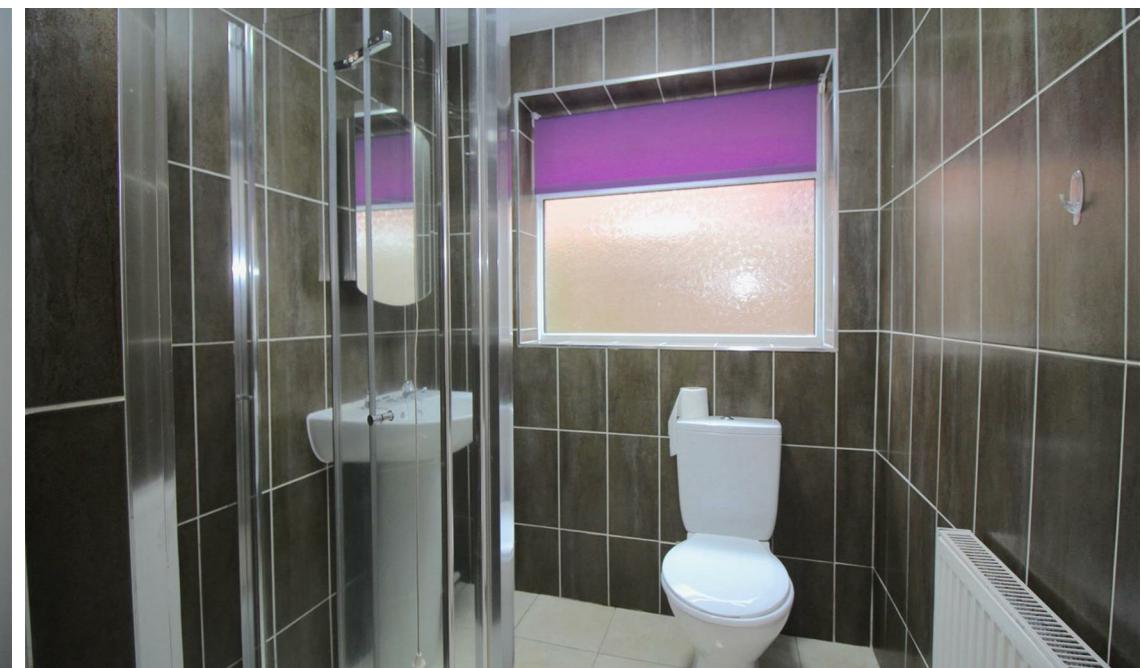
12'0" approx x 8'0" (3.66m approx x 2.44m)

A brick construction located in a separate block to the rear of the property. An up and over door to the rear.

FURTHER INFORMATION

We understand the length of lease will be approximately 131 years.
We understand there is NO service charge payable upon completion.
We understand there is NO ground rent payable upon completion.
The leaseholder is Marshlease Limited, PO Box 72341, London, NW7-0LH.





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