



£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. Storage 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

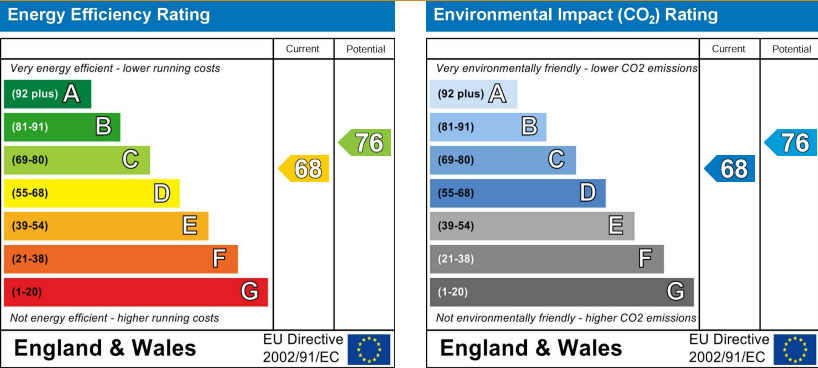
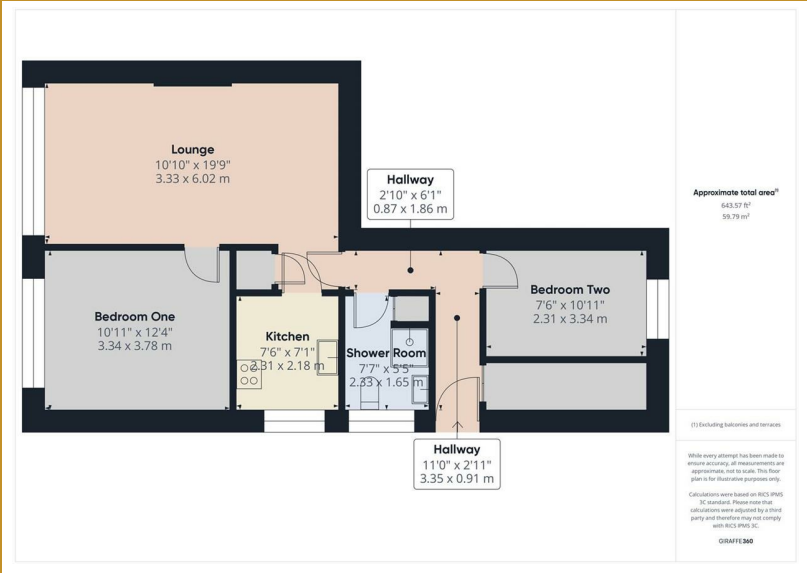
En-Bloc Garage

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-OLH.





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