



£270,000 Offers In Excess Of

Kemsley Road, Birmingham

Terraced House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Property Description

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this spacious three bedroom end-terraced property situated in the most convenient location of Kemsley Road, B14. The property boasts an incredible amount of land to the side with potential to extend (stpp). Viewing is highly recommended!

Main Particulars

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Kemsley Road benefits from being in close proximity to the Maypole Shopping Centre which has a wide range of retail facilities including Sainsbury and Aldi Supermarkets. The property is also ideally situated for commuting with a variety of excellent transport services providing access to Birmingham City Centre, Solihull and surrounding areas. Shirley, Yardley Wood and Whitlocks End Railway stations are also within easy reach. The property is within the catchment area for good schooling for all ages, making it perfect for both families and commuters.

Please refer to the floorplan for room measurements.

The property briefly comprises:

OUTSIDE:

The property is set back from the road via a dropped kerb which gains access onto a spacious block-paved driveway, providing off road parking for multiple vehicles. The rear garden benefits from being mainly laid to lawn with a raised decking area, fencing to boundaries and a storage shed to the rear.

INSIDE:

The downstairs of the property has been heavily extended and benefits from having a separate lounge to the front access which leads into the modern fitted kitchen. Through the kitchen you will find the downstairs WC, Utility room and the rear reception room which is currently being used as a play-room and has access into the office.

Carpeted stairs from the Entrance Hallway rise to the first floor landing which has doors opening into; two double bedrooms with fitted wardrobes, a single bedroom to the front and a modern fitted bathroom to the rear.

TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Black and Golds Estate Agent who would be pleased to discuss its current market value, our fees and services with you.



Telephone: 0121 249 6207

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