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Residential Sales & Lettings



KYNGSTON ROAD, WEST BROMWICH

£225,000

A wonderful modern 3 story property located on the popular Churchfields estate. The property briefly comprises of Kitchen, Lounge/Diner and Guest Cloakroom to the ground floor, To the first floor the property has two bedrooms and a bathroom and finally to the second floor there is spacious master suite incorporating a dressing area and en-suite. To the front of the property is a small garden area, to the rear of the property is a large garden and two allocated parking spaces. Viewing is advised to appreciate the quality of this property.

Please note that the garage to the side of the property is not included in the sale EPC 83 (D)

- 3 Bedrooms
- Dressing Room
- En-Suite
- 2 Allocated Parking Spaces
- Large Rear Garden
- EPC 83 (D)

Ground Floor

Entrance Hall

Accessed via a Double Glazed UPVC door to the front elevation and having radiator, stairs off to first floor landing and doors to ground floor accommodation.

Cloakroom

Comprising of a low level W.C, pedestal wash hand basin, tiling to splash prone areas and wall mounted radiator.

Kitchen

12' 11" x 6' 2" (3.94m x 1.88m)

Having Double glazed window to the front elevation and fitted with a range of wall, drawer and base units with complimentary work surfaces over, inset stainless steel sink with drainer, integrated electric oven with gas hob and extractor over. Plumbing for washing machine and space for other appliances. There are led lights to the kick panels under the units and the tiled floor is heated from the underside.

Lounge/Diner

18' 9" x 13' 2" (5.72m x 4.01m)

Having Double glazed patio doors to the rear elevation giving access to the rear garden, wall mounted central heating radiator under stairs storage cupboard and T.V and Telephone sockets.

First Floor

First Floor Landing

Having wall mounted radiator, stairs from ground floor, stairs rising to second floor and doors radiating off to all rooms.

Bedroom 2

13' 3" x 9' 8" (4.04m x 2.95m)

Having double glazed window to the rear elevation, fitted wardrobes, radiator, T.V point and door to bathroom.



Bedroom 3

13' 3" x 9' (4.04m x 2.74m)

Having double glazed window to the front elevation and wall mounted central heating radiator.

Bathroom

Having double glazed window to the side elevation and comprising of panel bath with mixer tap and shower over, pedestal wash hand basin, low level W.C Heated Towel Rail, extractor fan and partial tiling.

Second Floor

Master Bedroom

28' 5" x 13' 3" (8.66m x 4.04m)

This first floor suite with dressing area and ensuite has double glazed velux style windows to the rear elevation, radiator, fitted wardrobes to the dressing area, cupboard housing the water pressure tank and door to ensuite

En Suite

Having double glazed window to the rear elevation, double shower cubicle, wash hand basin, low level W.C, heated towel rail and being fully tiled.

Outside

Front Garden

To the front of the property there is a small gravelled garden area, step up to the front door and pathway to the side giving access to the rear garden.

Rear Garden

To the rear of the property is a good sized rear garden with paved patio area, lawn area beyond and bark chipping borders.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.