



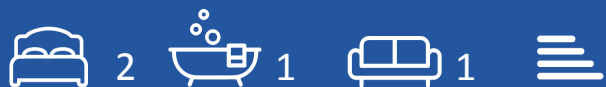
100 Kingswood Road, Longbridge, Birmingham, B31 4RT

£215,000

- Two Double Bedrooms
- New Fitted Bathroom
- Walking distance to Longbridge Town Centre & Train Station
- Council Tax Band B
- Lounge
- Blocked Paved Drive
- Freehold
- Kitchen/ Diner
- Good Size Rear Garden
- EPC: Awaited

100 Kingswood Road, Birmingham B31 4RT

An immaculately presented two double bedroom end terrace home with lounge, kitchen, conservatory, brand new fitted bathroom, large rear garden, off road parking, located in Longbridge, Birmingham with walking distance to Longbridge town centre and train station



Council Tax Band: B



DESCRIPTION

The property in brief comprises, porch, hall, lounge with bay window, feature fire place, kitchen/diner have a range of wall & base units, electric oven & grill, dish washer, part tiled walls, tiled floor, conservatory.

Stairs to first floor landing, master bedroom with bay window, built in wardrobe, double bedroom two, brand new fitted bathroom in March 2024 comprising wc, vanity sink unit, bath with electric shower over, glass shower screen, heated towel rail and part tiled walls.

OUTSIDE

The front of the property has a block paved drive providing off road parking.

The property benefits from having a large rear garden having a paved area, lawn, trees, bushes, shed, outside tap. hedged & fenced boundaries.

LOCATION

The property is situated on Kingswood Road in a popular location in Longbridge, close to Longbridge train station and the Longbridge Retail Development where there is a large Marks and Spencers, Sainsburys, other shops, pubs and cafes. Also close to Rubery where there are shops and amenities, cinema, and restaurants.

Great for those commuting to the City Centre of Birmingham and for easy access to the motorway networks.

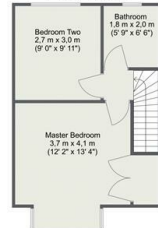
The Lickey Hills and Cofton Park are also close by.

TENURE

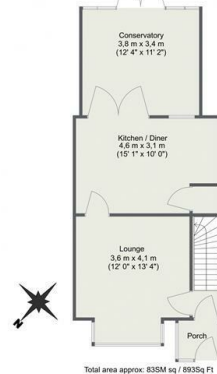
The vendor has informed us that this property is FREEHOLD, but all prospective purchasers will have this verified with their solicitor

To comply with Money Laundering regulations, prospective purchasers will be required to produce identification documents. Thank you for your cooperation.

Kingswood Road
First Floor

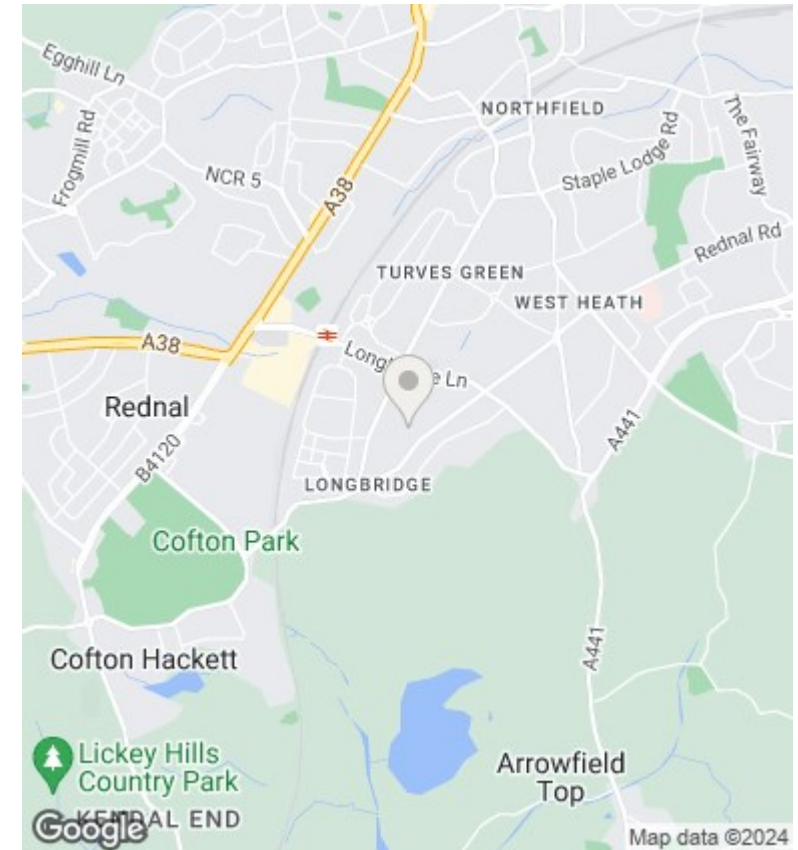


Ground Floor



Total area approx: 835M sq / 8935sq Ft

For illustrative purposes only. Decorative finishes, fixtures and fittings do not represent the current state of the property. Measurements are approximate and not to scale. Floor plans and images supplied by PropertyPhotography Ltd.



Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	