



**LexAllan**

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2 Kineton Croft, Bartley Green, Birmingham, B32 3NQ

**\*\* CALLING ALL FIRST TIME BUYERS TO BARTLEY GREEN \*\***

This spacious three bedroom mid terrace has been well maintained by the current owners & offers accommodation that will truly tick the boxes. Nestled on a well known address surrounded by amenities, transport links & five star schooling options this is a must view.

In brief the property comprises; entrance hall, lounge, dining room, kitchen. To the first floor are three well appointed bedrooms & house bathroom. Peaceful garden to the rear along with parking. Call today to arrange your viewing.



**Approach**

Tidy lawn area with path leading to the property.

**Entrance Hall**

Bright & airy hall with door off to the lounge, stairs rise to the first floor, central heated radiator, storage cupboard.

**Lounge**

14'11" x 12'10" (4.55 x 3.93 )

Double glazed window to front, under stair storage, central heated radiator.

**Dining Room**

11'3" x 8'9" (3.45 x 2.67 )

Double doors open into the garden, tiled flooring, opening to the kitchen, central heated radiator.

**Kitchen**

11'10" x 7'0" (3.61 x 2.14 )

Modern fitted kitchen with Granite worktops, inset sink with mixer tap, double electric oven, five ring gas hob with extractor over, plumbing for washing machine & dishwasher, double glazed window to rear, tiled flooring.



## Landing

Spacious landing with doors off to all accommodation, airing cupboard, loft acces.

## Bedroom 1

12'11" x 8'9" (3.95 x 2.69 )

Fitted wardrobes, double glazed window to front, central heated radiator.

## Bedroom 2

12'3" x 8'10" (3.74 x 2.70 )

Double glazed window to rear, central heated radiator, spot lights.

## Bedroom 3

9'7" x 9'7" (2.94 x 2.94 )

Built in storage, double glazed window to front, central heated radiator.

## Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear, spot lights, central heated radiator.

## Rear Garden

Peaceful garden with patio area with steps leading to additional area, secure gate to rear give access to the parking.

## Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	<b>88</b>		
	<b>76</b>		
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>	



