

**A TRADITIONAL 2 BEDROOM END TERRACED HOME
WITH POTENTIAL**



**12 BALDWIN ROAD
KINGS NORTON
BIRMINGHAM B30 3LG**

- Offering potential
- Two reception rooms
- Two bedrooms
- First floor bathroom
- Rear garden

OIRO £220,000

THE ACCOMMODATION COMPRISES

ENTRANCE HALL with part glazed hardwood entrance door into hallway and door leading to;

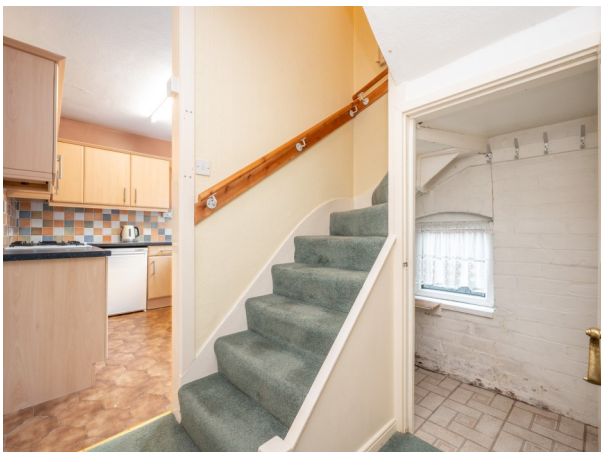
FRONT RECEPTION 11' 1" (into bay) x 9' 6" double glazed bay window to front aspect, coving to ceiling and picture rail to wall, central heating radiator and gas fire (not connected) in surround and opening doors leading to;



REAR RECEPTION 11' 3" x 13' French doors leading to rear, picture rail to wall, gas fire (not connected) in surround and door leading to;

INNER LOBBY with stairs to first floor, door to understairs store cupboard and opening into;

KITCHEN 9' 7" x 7' 8" double glazed rear and side window and hardwood door, fitted with a range of wall, drawer and floor cupboards, inset stainless steel sink, fitted oven and 4 ring gas hob, further appliance space and tiling to splash back areas.



FIRST FLOOR

STAIRS TO LANDING double glazed window to side and doors to all rooms leading off;

BEDROOM ONE 11' 2 x 13' 1" a double bedroom with double glazed window to front elevation and central heating radiator.

BEDROOM TWO 11' 3" x 10' 1" another double bedroom with double glazed window to rear elevation and central heating radiator.



BATHROOM 9' 9" x 7' 8" spacious bathroom with obscure double glazed window to rear elevation, panelled bath, low level flush WC, vanity unit wash hand basin and separate shower enclosure. Tiling to splashback areas and central heating radiator.





OUTSIDE

REAR GARDEN

ous garden mainly paved patio area store.

mature and gener-laid to lawn, with and useful brick



GENERAL INFORMATION

TENURE	We are informed the property is Freehold.
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating	D
COUNCIL TAX	A-Birmingham

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 a 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 photographs are NOT included unless specifically mentioned within the 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.