



Newton Fallowell

## Kelynmead Road, Birmingham, B33 8LH

Offers In The Region Of £210,000



Newton  
Fallowell

\*\*\*CHECK OUT THE VIRTUAL TOUR ONLINE\*\*\*

NEWTON FALLOWELL are pleased to market this FOUR BEDROOM semi-detached property situated in Kitts Green, Birmingham located close to nearby amenities and transport links. The property briefly comprises of a lounge, fitted kitchen and downstairs family bathroom to the ground floor. The property has been extended on the ground floor adding an additional room to be utilized as a further bedroom/playroom/study and spacious hallway. To The first floor their are THREE further bedrooms. The property has off road parking behind a gated block paved driveway with front garden. To the rear is a low maintenance garden with artificial grass. The property benefits from central heating and double glazing. The sale is with no upward chain. EPC; TBC

This property is perfect for first time buyers/ investors. This one is not to be missed. Call us today to book a viewing!

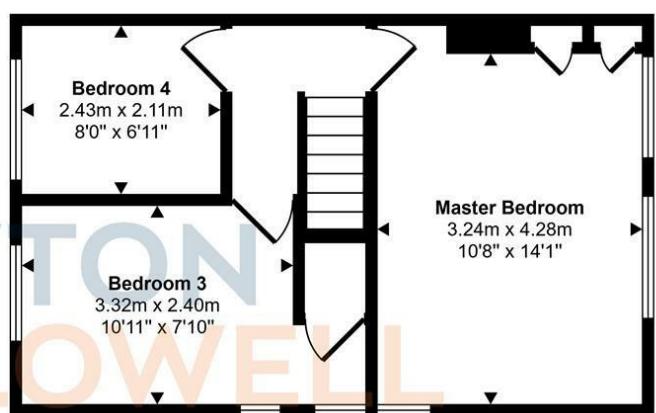
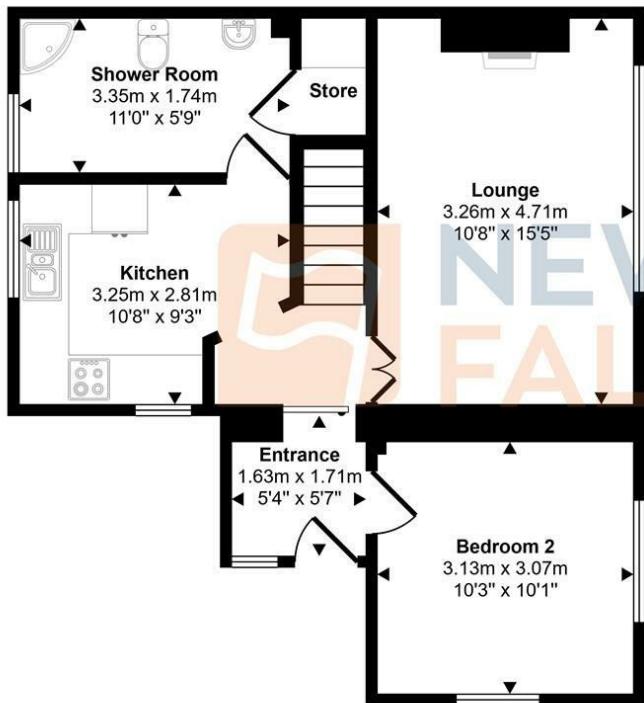
Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

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 NEWTON

Approx Gross Internal Area  
86 sq m / 921 sq ft



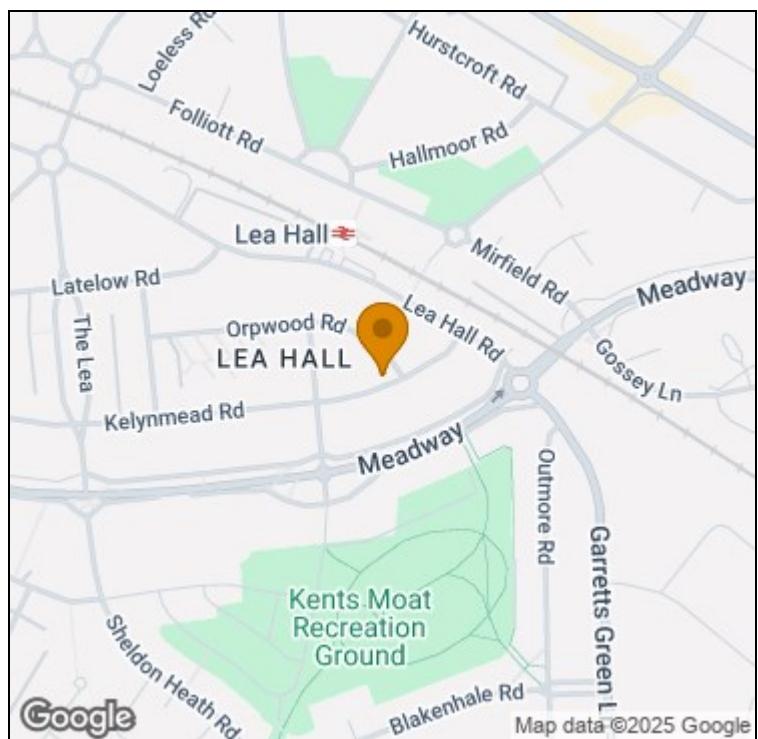
### Ground Floor

Approx 50 sq m / 542 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

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



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