



- FIRST FLOOR MAISONETTE
- ONE BEDROOM
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- MODERN FITTED BATHROOM
- LOW MAINTAINCE REAR GARDEN
- QUITE CUL-DE-SAC LOCATION
- LONG LEASE & LOW GROUND RENT
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



**WATNEY GROVE, KINGSTANDING, B44 0AX - OFFERS OVER £100,000**

Introducing this well-presented first-floor one-bedroom maisonette, ideally located in the heart of Kingstanding, Birmingham, and set within a quiet cul-de-sac—perfect for first-time buyers or investors alike. The property features a ground floor hallway with a staircase rising to the first-floor hallway, which leads into a bright and spacious through living room. Double doors open into a generous double bedroom, creating a seamless flow throughout the home. A fitted kitchen and a modern family bathroom further complement the accommodation, offering both practicality and comfort. Externally, the property benefits from a private rear garden, providing valuable outdoor space—an excellent addition rarely found with maisonettes. The home also boasts a long lease and low ground rent, enhancing its appeal as a low-maintenance and cost-effective purchase. A fantastic opportunity in a popular residential area—early viewing is highly recommended. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via shared pathway leading to entrance door into;

**GROUND FLOOR HALLWAY / PORCH: 4'2 x 2'8:** A welcoming space ideal for cloakroom storage with stairs leading up too;

**HALLWAY: 7'4 max, 3'2 min x 5'4:** A light and airy landing, access into loft space and doors into;

**LIVING ROOM: 8'9 max, 7'7 min x 16'7:** A great size through living area with double glazed window to front and double doors leading into bedroom.

**FITTED KITCHEN: 7'4 x 9'6:** A fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, tiling to splashback, space for cooker, space for fridge freezer and space and plumbing for washing machine.

**BEDROOM: 8'4 x 6'7:** A great size double bedroom with double glazed window to rear.

**BATHROOM: 6'9 max, 3'9 min x 8'1 max, 4'6 min:** A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to part walls and double glazed opaque window.

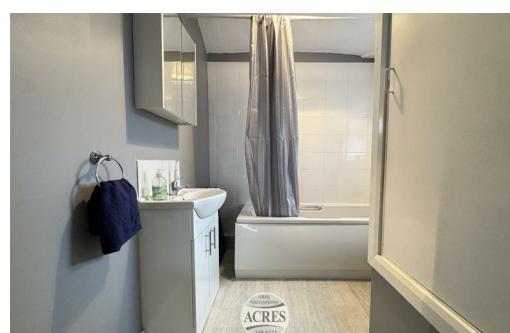
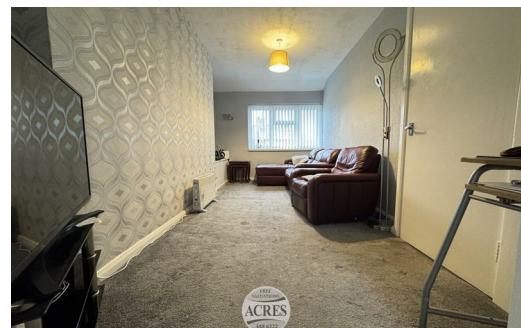
**REAR GARDEN:** A good size garden with paved patio area and lawn with fencing to borders (Please seek advise via the deeds / your solicitor for exact layout / sizing of garden).

**TENURE:** We have been informed by the vendors that property is Leasehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** A.

**VIEWING:** Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE:

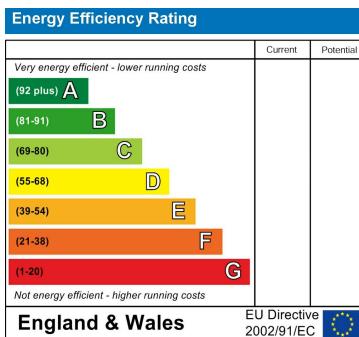
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COUNCIL : Birmingham

VIEWING:

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Watney Grove, Birmingham, B44 0AX



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.