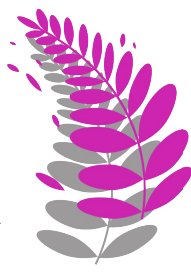


FERNDOWN ESTATES



48 Kington Gardens, Birmingham, West Midlands, B37 5HS

3 Bed House - Terraced

£850 PCM

🏠 Receptions 1

🛏 Bedrooms 3

🚿 Bathrooms 1



WE DO NOT CHARGE TENANCY FEES

VIRTUAL WALK THROUGH VIDEO AVAILABLE ON REQUEST

THREE BEDROOM MID TERRACE PROPERTY WITH LOW MAINTENANCE FRONT AND REAR GARDENS

GARAGE AVAILABLE TO REAR

THREE BEDROOMS - TWO BEDROOMS BENEFITING FROM BUILT IN STORAGE CUPBOARDS

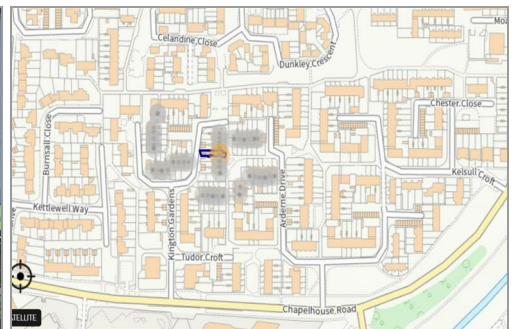
IDEAL LOCATION!!

STONES THROW AWAY FROM MARSTON GREEN TRAIN STATION - OFFERING A SERVICE TO TAKE YOU DIRECTLY INTO BIRMINGHAM CITY CENTRE

FOUR MINUTE DRIVE TO BIRMINGHAM AIRPORT, INTERNATIONAL TRAIN STATION, NEC AND RESORTS WORLD COMPLEX

AVAILABLE FOR LONG TERM LET

NONE SMOKERS, NO PETS



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

48 Kington Gardens, Birmingham, West Midlands, B37 5HS

****WE DO NOT CHARGE TENANCY FEES****

New Instruction Three bedroom Mid Terrace Property
Kitchen/Diner with patio doors leading out to low maintenance rear garden.

Garage available to rear of property.

Two Bedrooms benefiting from built in wardrobes.

IDEAL LOCATION -

In close proximity to Marston Green Village and local train station. The train station provides a direct route to Birmingham City Centre (New Street Station).

4 minute drive to Birmingham International Train Station, Airport, Resorts World and NEC.

Walking distance to local shops, amenities and bus routes including popular Chelmsley Wood Shopping Precinct.

Available for long term let

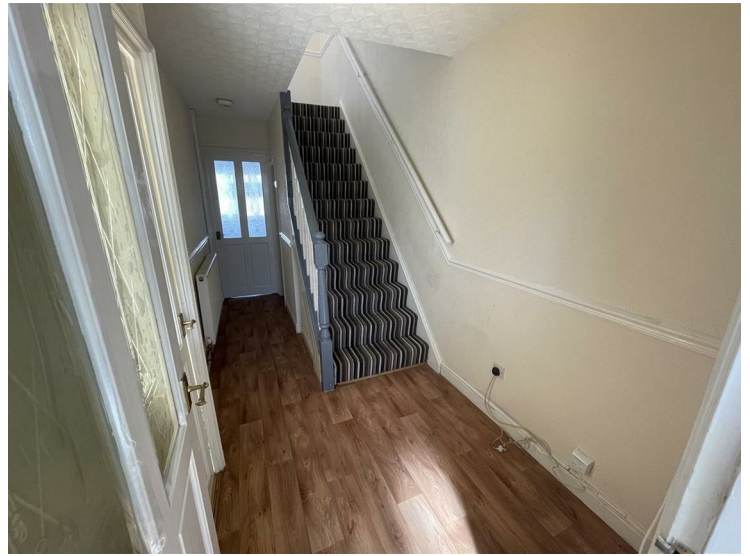
None Smokers, no pets

Approach



The property is approached via a walkway.

Entrance Hallway



Ceiling light point, gas central heated radiator. Doors leading to living room, kitchen diner and under stair storage.

Living Room



With feature fireplace, double glazed bay window overlooking the front, wall lights and gas central heated radiator.

Kitchen



With fitted electric oven, gas 5 burner hob and extractor fan. Space for other appliances. Matching wall and base units, stainless steel sink with drainer.

Stairs and Landing



With doors leading to bedrooms, family bathroom and boiler cupboard.

Bedroom 1



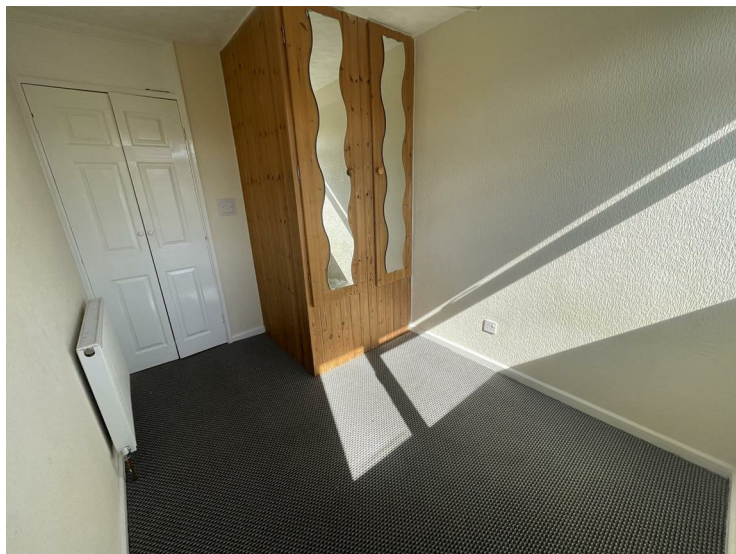
With double glazed window overlooking the front, ceiling light point and gas central heated radiator.

Bedroom 2



With double glazed window overlooking the rear, ceiling light point and gas central heated radiator. Bedroom also benefits from built on wardrobe and storage space.

Bedroom 3



Good size single room. With built in over stair storage, double glazed window overlooking the front ceiling light point and gas central heated radiator.

Bathroom



Family bathroom with white low level WC, matching hand basin and bath with electric shower over.. Double glazed obscure window to rear, ceiling light point and gas central heated radiator.

Rear Garden



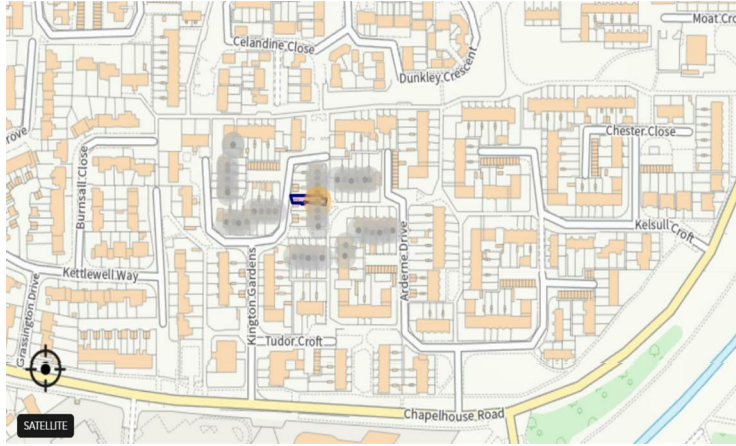
Low maintenance rear garden with brick built storage, garage, and gated access to rear.

Rear View



Overview

48 Kington Gardens, Birmingham, West Midlands, B37 5HS

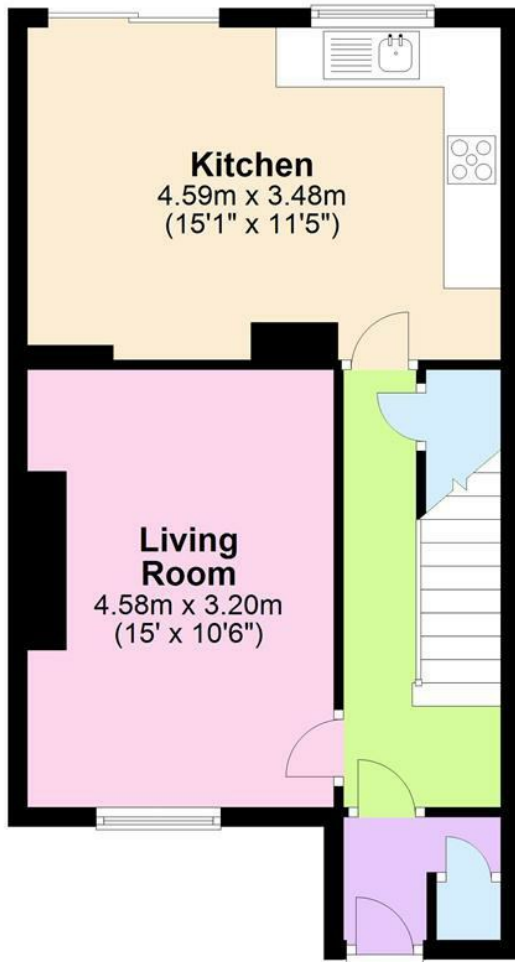


Kington Gardens is located in the district of North Solihull and is a cul de sac location off Chapelhouse Road which is located in Chelmsley Wood. The three bedroom property offers good sized accommodation and is popular due to its close proximity to Marston Green Village and its local train station and Chelmsley Wood shopping centre. The train station provides a short journey time (9 mins) to Birmingham City Centre (New Street Station) and 4 minutes to Birmingham International Train Station, Airport, Resorts World and NEC Complex.

Kington Gardens

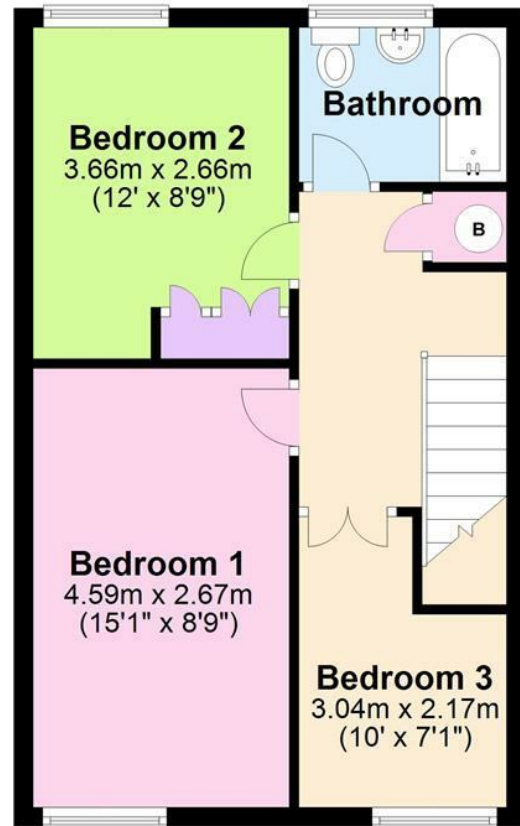
Ground Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 83.0 sq. metres (893.5 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
<p>71</p>		<p>85</p>	
<p>86</p>		<p>70</p>	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
<p>England & Wales</p>		<p>England & Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	