

emma's

P R O P E R T I E S



44 Chilvers Grove, Kingshurst, Birmingham B37 6EJ,
Offers over £190,000



Emma's Properties are pleased to present this well-proportioned three-bedroom mid-terrace home, situated on a quiet residential street in the popular Kingshurst area. Offering generous living space and excellent potential, this property is an ideal opportunity for first-time buyers or investors alike.

The ground floor comprises a spacious lounge/diner, a fitted kitchen with utility cupboard. Upstairs, the property offers three well-sized bedrooms and a family bathroom complete with a bath and overhead shower, pedestal hand wash basin, and separate W.C.

Externally, the home benefits from a front garden and a private rear garden—ideal for outdoor enjoyment.

Important Note! This property is leasehold with approximately 59 years remaining. The current vendors have confirmed they are in the process of extending the lease, which is expected to be completed prior to the sale—offering peace of mind to prospective buyers.

Key Features:

- Great Location
- Great Investment Opportunity
- New Boiler With Ten Year Warranty
- Vendor To Renew Leasehold
- Spacious Layout



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