



**Connells**

Kings Road  
Kingstanding Birmingham



# Kings Road Kingstanding Birmingham B44 0SB

for sale  
**£220,000**



## Property Description

A Beautifully Presented Three-Bedroom Home in a Sought-After Location - Perfect for First-Time Buyers

Nestled in a popular residential area with excellent access to local schools, shops, and direct transport links into Birmingham City Centre, this delightful three-bedroom home offers a wonderful opportunity for those stepping onto the property ladder.

Step through the inviting front door into a spacious lounge/diner, ideal for both relaxing evenings and entertaining guests. The adjoining kitchen is well laid out with access to a light-filled conservatory, offering a perfect spot for morning coffee or a peaceful retreat overlooking the rear garden.

Upstairs, you'll find three well-proportioned bedrooms, all thoughtfully arranged off the landing, along with a tastefully appointed bathroom. Whether you're working from home, accommodating guests, or starting a family, this layout provides the flexibility to suit a variety of lifestyles.

Outside, the property benefits from a private rear garden, perfect for summer barbecues or creating your own green oasis. A driveway to the front offers convenient off-road parking.

Additional features include double glazing, central heating (where specified), and a layout that feels both inviting and practical.

With high levels of interest expected in this fantastic location, early viewing is highly recommended to avoid missing out on this charming home.

## Lounge

28' 4" x 15' 2" ( 8.64m x 4.62m )

Window To Front Double Glazed, Spotlights, Laminate Flooring, Fire Place, Three Wall Lamps, One Storage

## Kitchen

14' 6" x 9' 2" ( 4.42m x 2.79m )

Window To Rear Double Glazed, Part Tiled, Spotlights, One Sink, Fitted Kitchen, Sliding Doors To Conservatory, Gas Hob

## First Floor Accommodation

### Bedroom One

12' 9" x 9' 4" ( 3.89m x 2.84m )

Window To Front Double Glazed, One Double Radiator, One Ceiling Light Point

### Bedroom Two

13' 2" x 9' 4" ( 4.01m x 2.84m )

Window To Front Double Glazed, One Double Radiator, One Ceiling Light Point

### Bedroom Three

11' 5" x 7' 5" ( 3.48m x 2.26m )

Window To Front Double Glazed, One Double Radiator, One Ceiling Light Point

## Bathroom

Window To Rear Double Glazed, Spotlights,  
Bath, WC, Wash Hand Basin, Gas Heater,  
Fully Tiled, Towel Radiator















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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