



Newstead Road, Kingstanding  
Birmingham, B44 0RU

Offers Over £185,000



# Kingstanding

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This immaculately presented three bedroom terraced home is ideal for First Time Buyers as well as buy to let investors and has been modernised to a high standard throughout.

Set behind a block paved driveway, the property is accessed via an entrance hall with stairs off and a door leads to the lounge with a bay window to the front, feature fireplace and useful understairs storage cupboard. The well fitted kitchen has a range of good quality units with a built in oven, hob and extractor, integrated fridge, freezer and microwave, space for a washing machine and two windows and a door lead out to the garden. The well appointed shower room has a luxurious feel with a large walk in shower cubicle, attractive tiling and a window to the rear.

The well decorated accommodation continues on the first floor where there are three bedrooms, the master is a particularly spacious double with two windows to the front and an over stairs storage cupboard, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single with a window to the rear.

Outside the rear garden has a timber decked patio area leading to the lawn with a central path, shared side passage and viewing is a must of this double glazed and centrally heated home to fully appreciate the standard of accommodation on offer.







## Property Specification

**IMMACULATE TERRACED HOME  
THREE BEDROOMS  
DOUBLE GLAZING & GAS CENTRAL HEATING**

### Entrance Hall

**Lounge 5.15m (16'11") into bay x 3.65m (12') max**

**Kitchen 3.09m (10'2") x 2.86m (9'5")**

### Shower Room

**Bedroom One 5.25m (17'3") into bay x 3.30m (10'10")**

**Bedroom Two 3.89m (12'9") x 2.74m (9')**

**Bedroom Three 2.94m (9'8") x 2.43m (8')**

### Block Paved Drive

**Rear Garden With Timber Decking**

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

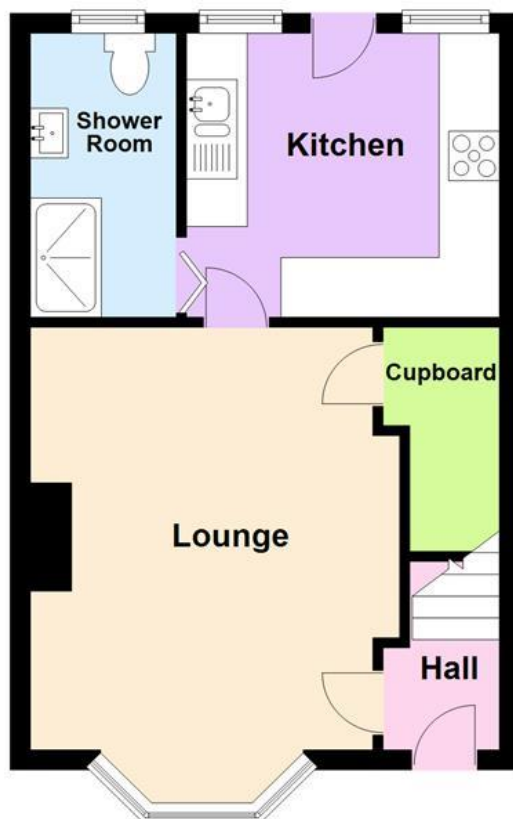
Council tax band: A

Tenure: Freehold

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*

Ground Floor



First Floor



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

