



Endhill Road, Kingstanding  
Birmingham, B44 9RP

**Offers Over £260,000**



# Kingstanding

Offers Over £260,000



A lovely three bedroom traditional semi detached, located in this highly sought after and desirable cul de sac adjacent to the border of Sutton Coldfield. This much improved family home is positioned just a short walk from open fields with Sutton Park just a short drive away and is set behind an extensive gravelled driveway providing parking for an impressive number of cars.

The property is accessed via a porch which leads to the reception hall with stairs off, understairs storage cupboard and a door leads to the lounge which has a bay window to the front. The open plan dining kitchen is perfect for modern family life and has a range of fitted units with a built-in oven, hob, and extractor, integrated dishwasher, fridge and freezer, spaces for a washing machine and tumble dryer, there is also room for a table and chairs whilst a window and double doors with windows either side overlook the garden and allow in plenty of light.

On the first floor there are three bedrooms, the master is a double with a bay window to the front and a range of fitted wardrobes. The second bedroom is also a double and has fitted wardrobes to one wall and a window to the rear whilst the third bedroom is a single with a window to the front. The bathroom has a white suite with a shower over the bath, contrasting wall tiling and a window to the rear and the loft has boarded to provide useful storage.

Outside the rear garden is a delight offering a secluded outlook with a patio area for garden furniture leading to the good size lawn with a slabbed area at the bottom of the garden providing space for a garden shed and there is also a slightly wider than usual side passage with double doors to the front driveway.

Viewing is a must of this double glazed and centrally heated home.







## Property Specification

THREE BEDROOM  
TRADITIONAL SEMI DETACHED  
PERFECT FOR MODERN FAMILY LIFE  
HIGHLY SOUGHT AFTER CUL DE SAC LOCATION  
ON THE BORDER OF SUTTON COLDFIELD

**Reception Hall**  
3.98m (13') x 1.69m (5'7")

**Lounge**  
3.94m (12'11") into bay x 3.48m (11'5")

**Open Plan Dining Kitchen**  
5.27m (17'3") max x 3.18m (10'5") max

**Bedroom 1**  
4.09m (13'5") into bay x 3.51m (11'6") max

**Bedroom 2**  
3.51m (11'6") max x 3.20m (10'6")

**Bedroom 3**  
2.42m (7'11") x 1.84m (6'1")

**Bathroom**  
2.08m (6'10") x 1.60m (5'3")

### 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: 26<sup>th</sup> September 2023

### Viewer's Note:

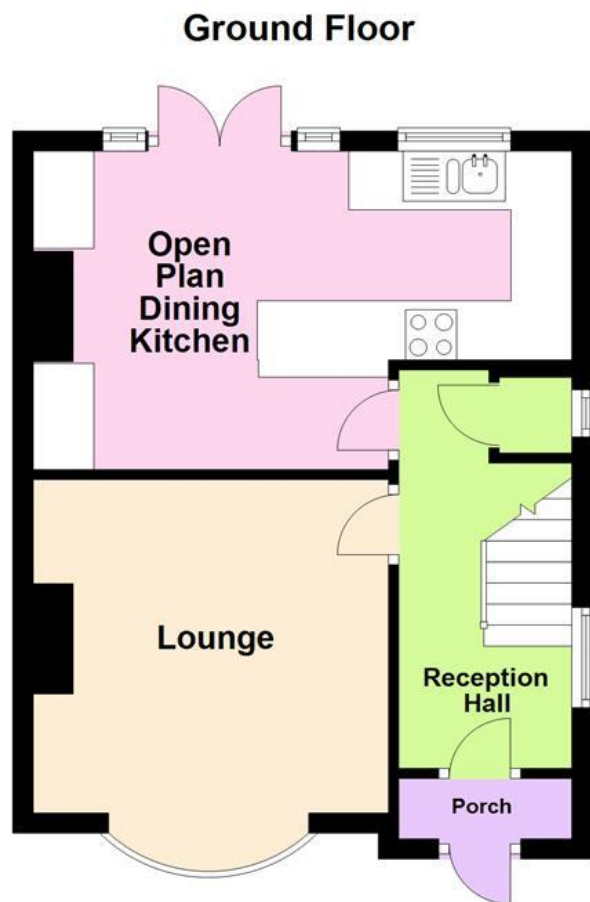
Services connected: Mains Gas, Electric, Water, Drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

