



Hornsey Road, Kingstanding
Birmingham, B44 0JR

Offers Over £170,000

Kingstanding

Offers Over £170,000



Offered with no upward chain, this extended three / four bedroom semi detached family home requires modernisation and offers a flexible layout to the ground floor with the bedroom extension providing a variety of uses.

Occupying a large corner plot, this good size home is ideal for First Time Buyer and offers excellent scope to extend. The porch has a door to the hall with stairs off, single glazed window to the side and a door leads to the lounge which has a bay window to the front, door to the kitchen and an inner hall provides access to the bedroom / lounge extension which has a window to the front. The kitchen offers scope to refit and is well proportioned with a single glazed window and door to the rear whilst a door leads to a lobby with access to the bathroom, also offering scope to refit with a single glazed window to the rear. There is a lean to off the kitchen which could be developed further but currently is in poor condition.

On the first floor there are three bedrooms, the master is a particularly spacious double with a window to the front and over stairs storage cupboard, the second bedroom is also a double with a single glazed window to the rear and having a wall mounted central heating boiler whilst the third bedroom is an excellent size with a single glazed window to the rear.

Outside the rear garden has a smaller area at the rear as well as some additional space at the side and this part centrally heated and double glazed home must be viewed.





Property Specification

NO UPWARD CHAIN
EXTENDED THREE/FOUR BEDROOMS
SEMI DETACHED
REQUIRES MODERNISATION
EXCELLENT SCOPE

Lounge
4.73m (15'6") into bay x 4.28m (14') max

Kitchen
3.42m (11'2") x 2.84m (9'4")

Bathroom
1.90m (6'3") x 1.61m (5'3")

Bedroom 4/ Lounge
4.14m (13'7") x 3.55m (11'8")

Lean to
3.80m (12'6") approx x 2.40m (7'11")

Bedroom 1
5.31m (17'5") max x 3.33m (10'11")

Bedroom 2
3.89m (12'9") x 2.93m (9'7")

Bedroom 3
2.92m (9'7") x 2.26m (7'5")

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: 9th December 2023

Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

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)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

