



Kings Road, Kingstanding,
Birmingham, B44 0UL

Offers Over £225,000

Kingstanding

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Set on the ever popular Kings Road close to all local amenities including the shops and leisure facilities at New Oscott, this stunning, extended larger style family home is set behind a block paved frontage (purchaser to drop kerb).

A porch leads to the open plan lounge with bay window to the front and stairs off to the first floor. The extremely spacious, extended high quality fitted kitchen / living room has ample space for a table and chairs and is ideal for modern family life. There is a comprehensive range of units with a feature central island unit / breakfast bar, built in oven and hob, integrated fridge and freezer, space for a washing machine, useful storage cupboard, whilst a window and double doors lead out to the garden and allow in plenty of light.

On the first floor there are three double bedrooms, the master is a particularly spacious double with a bay window to the front. Bedroom two is a generous double as well with a window facing the rear whilst the third bedroom will also take a double bed and has a window to the front and wall mounted central heating boiler. The modern shower room has a good size shower cubicle, wall tiling and a window to the rear.

Outside the rear garden is a good size and has space for garden furniture and leads to the lawn with a shared side entry.

This double glazed and centrally heated property offers particularly spacious living accommodation which must be viewed to fully appreciate.





Property Specification

STUNNING FAMILY HOME
THREE BEDROOMS
MID TERRACED
POPULAR LOCATION
CLOSE TO LOCAL AMENITIES

Lounge
4.69m (15'5") max x 4.08m (13'5") into bay

Stunning Family Kitchen
6.44m (21'1") x 4.65m (15'3") max

Bedroom 1
4.58m (15') into bay x 2.91m (9'7")

Bedroom 2
3.98m (13'1") x 2.91m (9'7")

Bedroom 3
2.69m (8'10") x 2.29m (7'6")

Bathroom
2.26m (7'5") x 1.98m (6'6")

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: 11th January 2024

Viewer's Note:

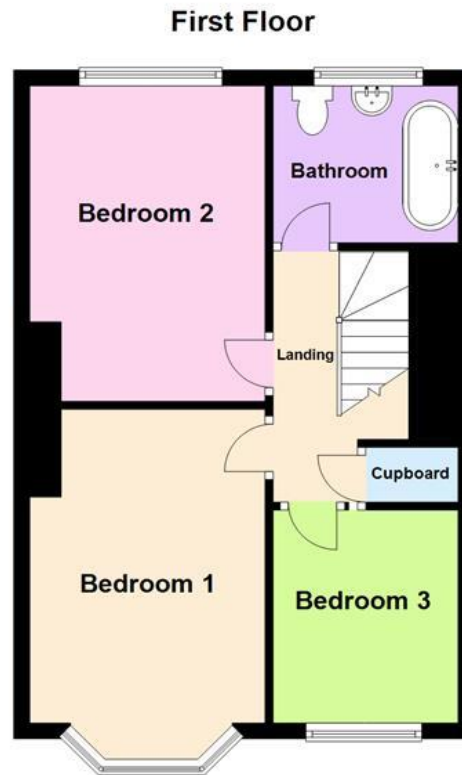
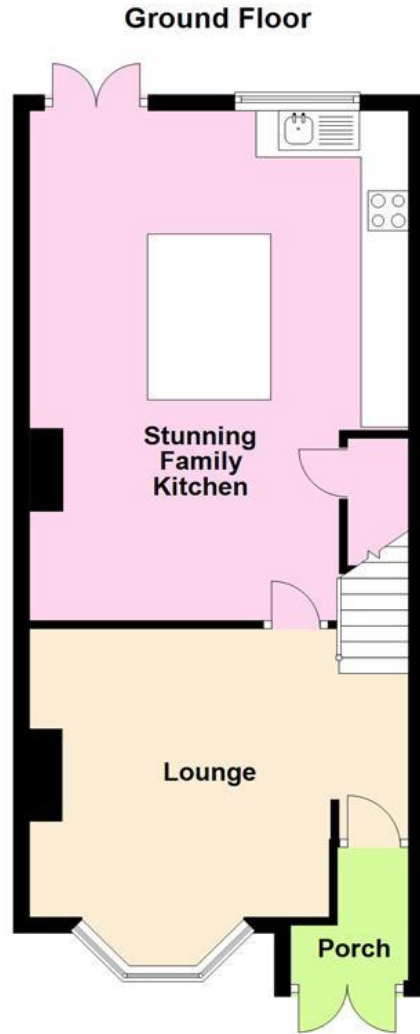
Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

