



Binstead Road, Kingstanding  
Birmingham, B44 0TN

£200,000



# Kingstanding

£200,000



A stylish and substantially improved two bedroom terraced, perfect for First Time Buyers and with the added benefit of a superb conservatory.

Set behind a block paved frontage, this impressive property is accessed via an entrance hall with stairs off and a door leads to the delightful lounge with a large bay window to the front and an attractive tiled floor which flows through to the kitchen which is well fitted and has a high quality range of units with a built in oven and space for a fridge freezer. A window and door lead to the superb conservatory with views over and double doors out to the garden and there is an outside store. On the first floor there are two bedrooms, the master is a particularly spacious double with a window to the front whilst the second bedroom is also a double with a window to the rear. The luxuriously appointed bathroom has a quality feel with a feature bath and shower over, part wall tiling, cupboard housing the central heating boiler and a window to the rear.

Outside the landscaped rear garden has a gated side passage, there is a good sized patio area leading to the artificial grass with a gate to a further garden area which has been slabbed for ease of maintenance and viewing is a must of this double glazed and centrally heated home.







## Property Specification

SUBSTANTIALLY IMPROVED  
TWO BEDROOMS  
MID TERRACED  
PERFECT FOR FIRST TIME BUYERS  
SUPERB CONSERVATORY

**Lounge**  
5.18m (17') into bay x 3.64m (11'11") max

**Kitchen**  
3.71m (12'2") x 2.84m (9'4")

**Conservatory**  
3.30m (10'10") x 2.68m (8'10")

**Bedroom 1**  
5.26m (17'3") max x 3.28m (10'9")

**Bedroom 2**  
3.91m (12'10") x 2.89m (9'6")

**Bathroom**  
2.88m (9'5") max x 2.28m (7'6")

### 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: 22nd 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)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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

