



Kingstanding Road, Kingstanding  
Birmingham, B44 9RJ

Offers Around £295,000

# Kingstanding

Offers Over £280,000



This impressive, recently refurbished three bedroom traditional semi detached is located close to the border of Streetly, with open parkland just a few minutes away and benefits from a full width rear extension including a stunning open plan family kitchen.

This delightful home is set behind a block paved driveway providing parking for a number of cars and is accessed via a welcoming reception hall with stairs off and bespoke pull out storage under. The lounge has a bay window to the front with fitted storage units either side of the chimney breast whilst the superb open plan extended family kitchen is ideal for modern family life and has a range of units with built in oven and hob, space for a dishwasher whilst a window, double doors with side lights to the rear and two sky lights make this a delightful airy room. There is ample space for a dining table and chairs as well as a sofa whilst a further door leads to an inner hall with a useful WC off, door to the garage as well as the utility which has fitted units and a window and door to the rear.

On the first floor there are three bedrooms, the master is a double and has a bay window to the rear with a feature window seat and built in wardrobes. The second bedroom is also a double with a bay window to the front and built in wardrobes whilst the third bedroom is a single and has a window to the front. The luxuriously appointed bathroom has a bath as well as a shower cubicle with designer mosaic style tiled insert and a window to the side.

Outside the rear garden has a patio area suitable for garden furniture leading to the lawn and this double glazed and centrally heated property must be viewed.





## Property Specification

THREE BEDROOMS  
TRADITIONAL SEMI DETACHED  
FULL WIDTH REAR EXTENSION  
STUNNING OPEN PLAN KITCHEN

### Reception Hall

4.31m (14'2") x 1.80m (5'11")

Stunning Extended Family Kitchen  
6.37m (20'11") max x 5.24m (17'2")

### Lounge

3.66m (12') into bay x 3.34m (11')

### Utility

2.23m (7'4") x 1.91m (6'3")

### Bedroom 1

4.26m (14') into bay x 3.30m (10'10")

### Bedroom 2

3.84m (12'7") into bay x 3.34m (11')

### Bedroom 3

2.15m (7'1") x 1.80m (5'11")

### Bathroom

2.40m (7'11") x 1.80m (5'11")

### Garage

4.48m (14'8") x 2.21m (7'3")

### 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: 24<sup>th</sup> January 2024

### Viewer's Note:

Services connected: 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>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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

