



Endhill Road, Kingstanding
Birmingham, B44 9RR

Offers Over £325,000

Kingstanding

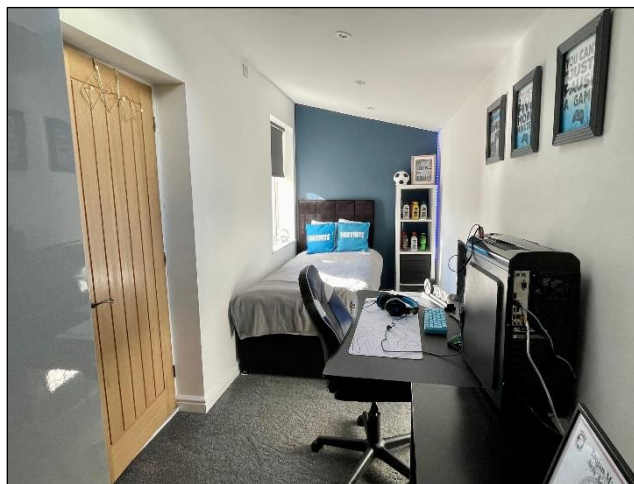
Offers Over £325,000



A stunning and very special, four bedroomed extended semi detached family home which has an impressive open plan family kitchen and is stylishly and expensively fitted throughout. Located in this highly sought after cul de sac on the border of Sutton Coldfield and close to open parkland, this exceptional home has an extensive block paved driveway and a porch leads to the reception hall with stairs off.

The lounge has a bay window to the front and a feature fireplace whilst a downstairs bedroom has a skylight and a window to the front and offers a variety of other uses. The real feature of this home is the open plan family dining kitchen with bifold doors out to the garden and two skylights, there is a range of units with an integrated fridge, freezer and dishwasher, built in oven and hob, ample space for a table and chairs as well as settees, chimney breast recess for a TV with bespoke storage either side and this area is perfect for modern family life. There is a utility room off with doors to the garden and a useful shower room / WC which has a corner shower cubicle. On the first floor there are three bedrooms, the master is a double with a bay window to the front, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single with a window to the front. The luxuriously appointed bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside the secluded garden has a block paved patio with ample space for garden furniture and leads to the good-sized lawn with mature trees and this double glazed and centrally heated home must be viewed.





Property Specification

FOUR BEDROOMS
EXTENDED SEMI DETACHED
STUNNING FAMILY HOME
IMPRESSIVE OPEN PLAN KITCHEN
GARAGE CONVERSION

Lounge
4.03m (13'3") into bay x 3.49m (11'5")

Dining Area
3.54m (11'7") x 3.16m (10'4")

Extended Family Kitchen
5.01m (16'5") x 2.60m (8'6")

Utility Area
1.90m (6'3") x 1.83m (6')

Shower Room
1.90m (6'3") x 1.29m (4'3")

Bedroom 4
4.80m (15'9") x 1.71m (5'7")

Bedroom 1
4.15m (13'7") into bay x 3.33m (10'11")

Bedroom 2
3.50m (11'6") x 3.16m (10'4")

Bedroom 3
2.45m (8') x 1.86m (6'1")

Bathroom
2.08m (6'10") x 1.62m (5'4")

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: 5th February 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)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(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

