



Warren Farm Road, Kingstanding  
Birmingham, B44 0PX

Offers Over £230,000

# Kingstanding

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This exceptional four-bedroom family home has been the subject of extensive alterations including a loft bedroom and ensuite and now offers a delightful open plan ground floor / living space, which is ideal for modern family life.

The property is set behind a lawn and paved frontage (kerb not dropped) and is accessed via a porch which leads to the reception hall with stairs off to the first floor. The lounge has a bow window to the front and an opening into the open plan dining kitchen which has ample units, base unit return and breakfast bar, there is an understairs storage area off, door to a large covered side utility area with double doors to the front and rear and the conservatory offers a variety of other uses and has windows and double doors to the garden. On the first floor there are three bedrooms, bedroom one is a large double with a window to the front, the second bedroom is a good size double and faces the rear and the third bedroom is an excellent single and has a window to the side. The bathroom has a corner bath, wall tiling and a window to the rear. A loft conversion provides the master fourth bedroom which is exceptionally spacious and has panoramic views over the area with the added benefit of an en suite shower room with a Saniflo WC.

Outside the large rear garden has a good-sized patio leading to the lawn with flower borders and a variety of shrubs with a timber shed.

This fantastic and deceptively spacious family home, which benefits from double glazing and central heating must be viewed.





## Property Specification

EXCEPTIONAL FOUR BEDROOM FAMILY HOME  
END TERRACED  
LOFT BEDROOM WITH ENSUITE  
UTILITY AREA  
CONSERVATORY

### Lounge

3.35m (11') x 3.29m (10'10")

### Open Plan Dining Kitchen

5.20m (17'1") max x 4.56m (15')

### Side Utility

6.34m (20'10") x 1.61m (5'4")

### Conservatory

2.65m (8'8") x 2.32m (7'7")

### Bedroom 1

4.01m (13'2") x 3.03m (9'11")

### Bedroom 2

3.06m (10'1") x 3.03m (9'11")

### Bedroom 3

2.75m (9') x 2.11m (6'11")

### Bathroom

2.12m (7') x 2.06m (6'9")

### Bedroom 4

4.87m (16') max x 4.80m (15'9") max

### En-suite

2.49m (8'2") x 0.91m (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: 29th January 2024

### 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	57	
(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

