



Kingstanding Road, Kingstanding  
Birmingham, B44 9NG

Offers Over £270,000



# Kingstanding

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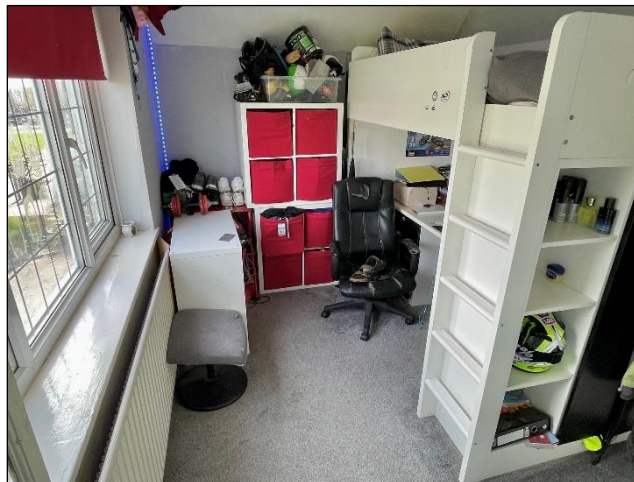


A very versatile, extended family home with a flexible layout offering excellent scope to improve further and located close to the border of Sutton Coldfield and just a short walk from King George playing fields.

Set behind a concrete print driveway, the property is accessed via an entrance hall with stairs off and a door leads to the spacious lounge with a window to the front. There is a bathroom downstairs which has a white suite, wall tiling and a window to the front. The large extended kitchen has a range of units with a built-in cooker, spaces for a washing machine and American style fridge freezer, there is a window and door to the garden whilst a door leads to an additional room currently used as a bedroom with patio doors to the garden.

On the first floor there are two bedrooms, the master is a spacious double with windows to the front and rear and the second bedroom is also a double with a window to the front and access off to the useful loft area. The bathroom has a white suite, part wall tiling and a window to the rear.

Outside the rear garden is well proportioned and has a patio area leading to the lawn, there is a gated side entrance and viewing is advised of this double glazed and centrally heated home.







## Property Specification

THREE BEDROOMS  
TWO BATHROOMS  
SEMI DETACHED  
CLOSE TO THE BORDER OF SUTTON COLDFIELD  
CONCRETE PRINT DRIVE WAY

**Lounge**  
4.66m (15'3") x 3.27m (10'9")

**Large Dining Kitchen**  
6.52m (21'5") max x 2.93m (9'7")

**Bathroom**  
2.21m (7'3") x 1.63m (5'4")

**Bedroom 3**  
4.20m (13'9") max x 3.32m (10'11") max

**Bedroom 1**  
4.65m (15'3") x 3.25m (10'8")

**Bedroom 2**  
3.29m (10'9") max x 2.43m (8')

**Bathroom**  
2.36m (7'9") x 2.13m (7')

**Useful Loft Area**  
4.71m (15'6") x 1.88m (6'2")

### 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: 17<sup>th</sup> April 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>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(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

