



Hurlingham Road, Kingstanding  
Birmingham, B44 0NG

Offers Over £170,000



# Kingstanding

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Offered with no upward chain, this attractive and much improved three bedroom terraced family home is ideal for First Time Buyers as well as buy to let investors and enjoys a delightful landscaped rear garden.

The property is set behind a pedestrian walkway and is accessed via a porch which leads to the entrance hall with stairs off and a door leads to the lovely open plan lounge / kitchen with the lounge having a window to the front, feature fireplace and is open in to the kitchen which is perfect for modern family life. The fitted kitchen has a range of units with a built in oven and hob, spaces for a washing machine and fridge freezer and there is a window and door to the garden. A lobby leads off the lounge which has an understairs cupboard and a door to the well appointed bathroom with a white suite, shower over the bath, floor and wall tiling with a feature half height border and a window to the rear.

On the first floor there are three bedrooms, the master is a particularly spacious double with two windows to the front and an over stairs storage cupboard, the second bedroom is also a double with a window to the rear whilst the third bedroom has the central heating boiler and a window to the rear.

Outside the rear garden is an absolute delight and has an extensive patio area suitable for garden furniture, there are two lawned areas and a winding central path to a further patio area and this double glazed and centrally heated home must be viewed.







## Property Specification

NO UPWARD CHAIN  
THREE BEDROOMS  
MID TERRACED  
WELL PRESENTED THROUGHOUT  
MODERN KITCHEN & BATHROOM

**Lounge**  
4.26m (14') x 3.67m (12'1") max

**Kitchen**  
3.09m (10'1") x 2.88m (9'5")

**Bathroom**  
2.85m (9'4") x 1.38m (4'6")

**Bedroom 1**  
5.28m (17'4") max x 3.30m (10'10")

**Bedroom 2**  
3.95m (13') x 2.88m (9'5")

**Bedroom 3**  
2.91m (9'6") x 2.30m (7'7")

### 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: 9th May 2024

### Viewer's Note:

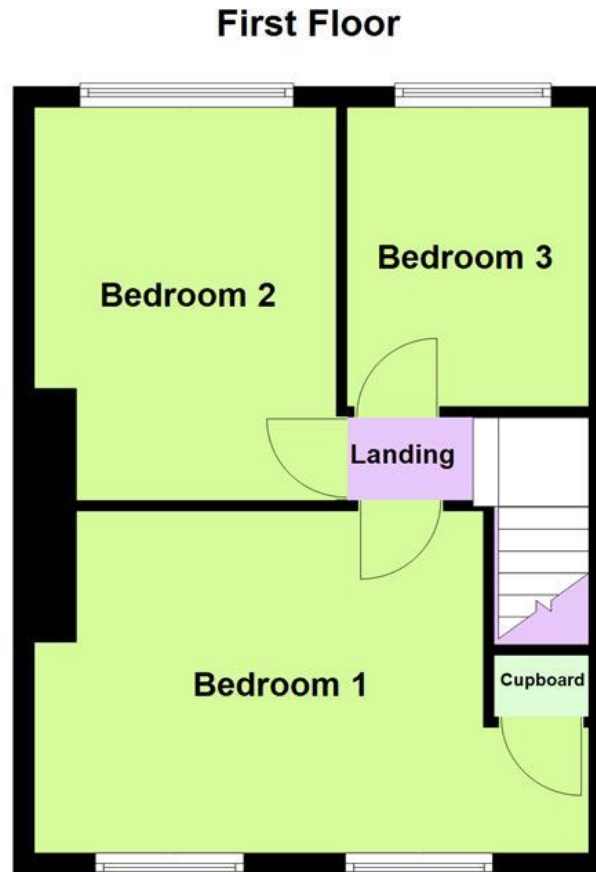
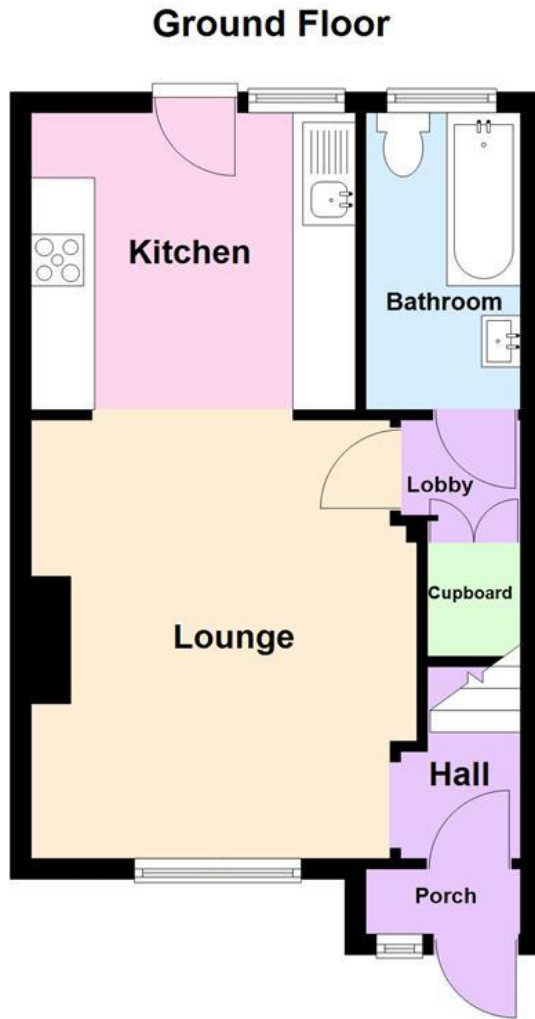
Services connected: Gas, Electric Water Drainage

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>		87
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(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

