



Stowell Road, Kingstanding
Birmingham, B44 8EA

Offers in the Region Of £270,000

Kingstanding

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Located on a popular road and the perfect family home, this extended three bedroom traditional semi detached home is a delight throughout.

Set behind a spacious front driveway, the property comprises of a welcoming reception hall, large dining room / lounge being a great size for both a dining table and chairs as well as plenty of seating space. The original kitchen has now been opened up into the fantastic open plan dining kitchen space great for modern family having a range of units including an integrated dishwasher and space for a cooker, whilst having plenty of windows both to the rear and side allowing for plenty of light into this great space as well as having a door out into the side utility room. Upstairs the immaculate decor continues with the main bedroom being a good sized double with a bay window to the rear with the second room being another double with a bay window to the front. The third room is a good size with an oriel window to the front, whilst the well presented bathroom has a white suite of a bath with shower over, WC, wash basin and a window the rear.

Outside the large rear has a patio area perfect for garden furniture leading into the lawn. This immaculately presented, double glazed and centrally heated home must be viewed to appreciate the space on offer.





Property Specification

THREE BEDROOMS
TRADITIONAL SEMI DETACHED
EXTENDED
OPEN PLAN DINING KITCHEN
SIDE UTILITY

Reception Hall
3.53m (11'7") max x 1.80m (5'11")

Lounge / Dining Room
8.30m (27'3") into bay x 3.34m (10'11")

Kitchen 2.52m
(8'3") x 1.80m (5'11")

Fantastic Dining Kitchen
6.40m (21') max x 5.00m (16'5")

Side Utility
4.87m (16') x 1.41m (4'7")

Bedroom 3
2.14m (7') x 1.83m (6')

Bedroom 2
4.01m (13'2") into bay x 3.34m (10'11")

Bedroom 1
4.01m (13'2") into bay x 3.34m (10'11")

Bathroom
2.32m (7'7") x 1.80m (5'11")



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: 4th June 2024

Viewer's Note:

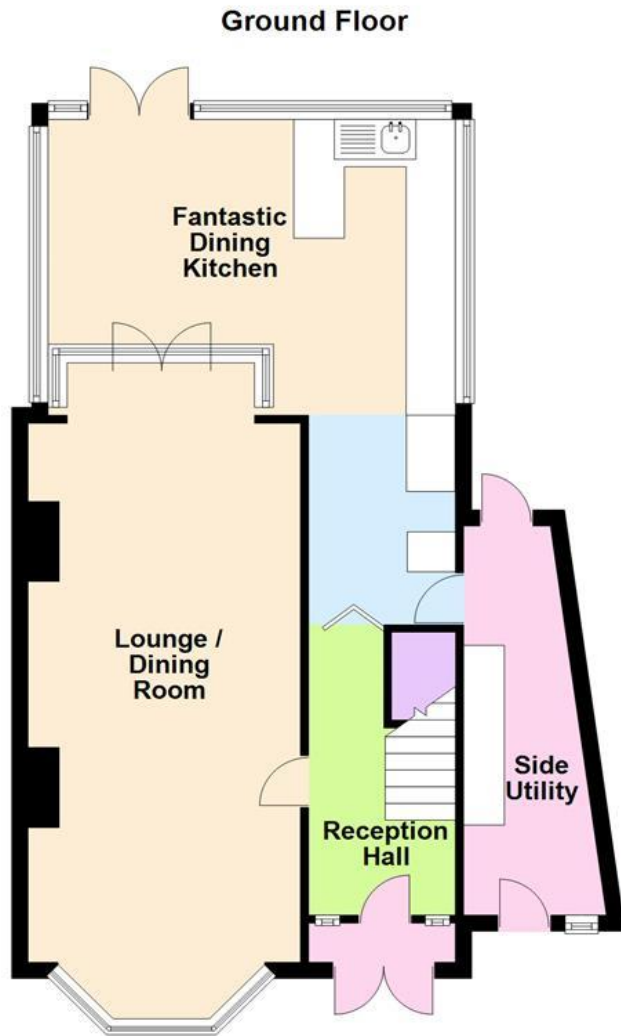
Services connected: Gas Electric Water Drainage

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)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(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

