



Kingstanding Road, Kingstanding  
Birmingham, B44 9TD

Offers Over £220,000



# Kingstanding

Offers Over £220,000



Set on a popular road, this larger style and extended four bedroom terraced family home offers great scope to improve further and is perfect for first time buyers or investors alike.

Set behind a front driveway with space for two cars, the home comprises of a porch leading into the welcoming reception hall with stairs off and a door into the spacious front lounge with a bay window to the front. The additional sitting room is open into the dining room extension and kitchen area which makes for a great space with some simple alterations to become a fantastic open plan family area perfect for modern life. The current kitchen has a range of units including an integrated hob and oven as well as a window to the rear, whilst the dining room extension has a window to the side and patio doors out into the garden. There is also an understairs cupboard great for storage and provides access to the downstairs WC.

Upstairs the main bedroom is a good sized double with a bay window to the front and the second room is another double with a window to the rear. The third room is a good sized single with a window to the rear whilst the bathroom has a bath with shower over, WC, wash basin and a window to the rear. The well thought out loft room is a good sized room with a dormer window to the rear, whilst having two useful storage cupboards and providing access to the ensuite which has a corner shower cubicle, wash basin and WC.

Outside the rear garden is a good size with two patio areas which are great for garden furniture to enjoy those summer months before leading to the lawn.

This extended, double glazed and centrally heated family home must be viewed to appreciate the space and potential on offer.







## Property Specification

FOUR BEDROOMS  
LARGER STYLE MID TERRACED  
2 RECEPTION ROOMS  
DINING ROOM EXTENSION  
LOFT BEDROOM WITH ENSUITE

**Lounge**  
4.37m (14'4") into bay x 3.66m (12') max

**Additional Sitting Room**  
4.24m (13'11") max x 3.66m (12') max

**Dining Room**  
4.23m (13'11") x 2.24m (7'4")

**Kitchen**  
2.82m (9'3") x 2.31m (7'7") max

**Bedroom 1**  
4.50m (14'9") x 2.79m (9'2")

**Bedroom 2**  
4.64m (15'3") into bay x 2.91m (9'7")

**Bedroom 3**  
3.98m (13'1") x 2.87m (9'5")

**Bathroom**  
2.28m (7'6") x 2.13m (7')

**Bedroom 4**  
2.76m (9'1") x 2.28m (7'6")

### 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: 12<sup>th</sup> June 2024

### Viewer's Note:

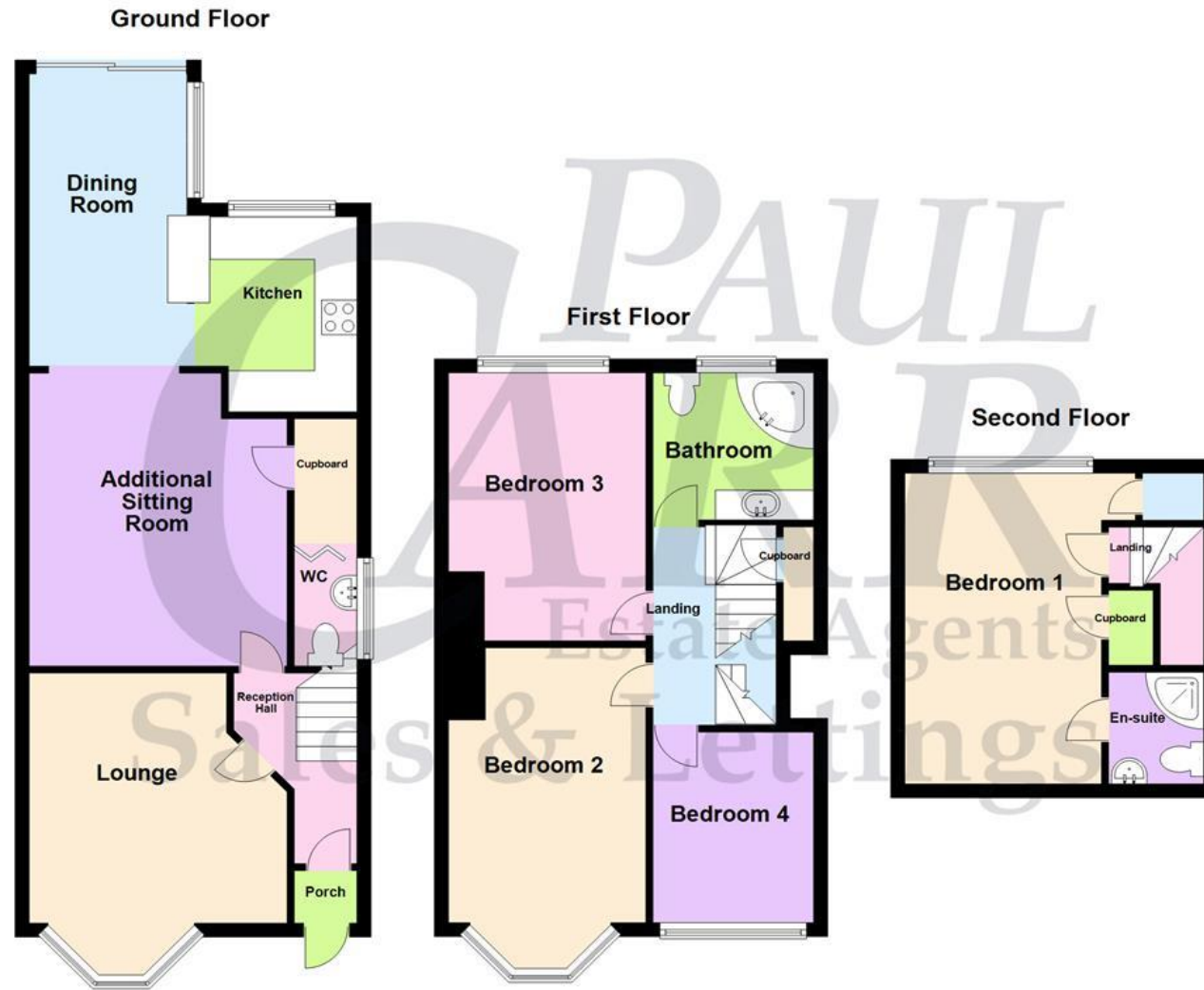
Services connected: Gas Electric Water Drainage

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	62	
(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

