



Hartley Grove, Kingstanding
Birmingham, B44 0RB

Offers Over £190,000

Kingstanding

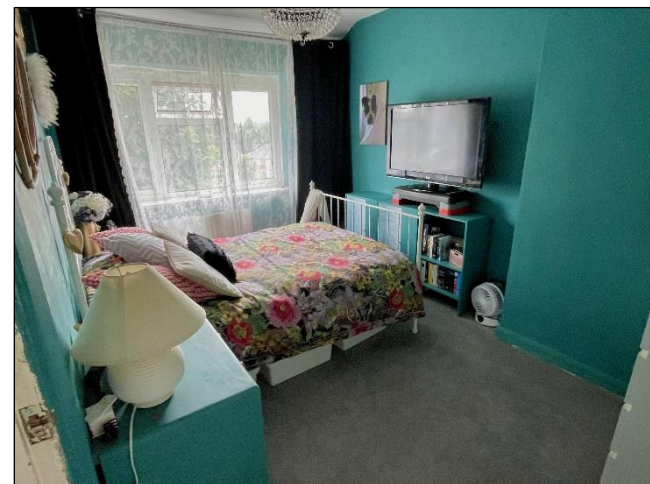
Offers Over £190,000



A spacious, larger style four bedroom semi detached with the added benefit of two reception rooms creating a versatile layout and is located close to the border of Sutton Coldfield and within easy reach of Sutton Park.

Occupying an elevated position in this cul de sac, steps lead up to the recessed porch with a door to the reception hall with stairs off, useful storage are off and access to the bathroom, rear room as well as the lounge which has a bay window to the front. The bathroom has a white suite with a shower over the bath, wall tiling and a window to the side. The rear reception room has ample space for a settee as well as a table and chairs, there is a window to the rear and a door opens into the kitchen which has some units, built in oven and windows to the side and rear and a door to the garden. On the first floor there are four bedrooms, the master is a double with a window to the rear and the second bedroom is also a double with a window to the front. The third bedroom is an excellent size with a window to the front and the fourth bedroom is also well proportioned with a window to the rear.

Outside the rear garden is a delight enjoying a high degree of privacy with mature shrubs, gated side entrance. Viewing of this double glazed and centrally heated property is essential.





Property Specification

FOUR BEDROOMS
SPACIOUS SEMI DETACHED
TWO RECEPTION ROOMS
CUL DE SAC LOCATION
CLOSE TO THE BORDER OF SUTTON COLDFIELD

Lounge
4.19m (13'9") into bay x 3.28m (10'9")

Dining Room
4.73m (15'6") x 3.28m (10'9")

Kitchen
2.13m (7') x 1.84m (6'1")

Bathroom
1.92m (6'4") x 1.84m (6'1")

Bedroom 1
4.17m (13'8") x 2.76m (9'1")

Bedroom 2
3.82m (12'7") x 2.76m (9'1")

Bedroom 3
2.73m (9') x 2.42m (7'11")

Bedroom 4
3.14m (10'4") x 2.43m (8')

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: 16 July 2024

Viewer's Note:

Services connected: Gas Electric Water Drainage

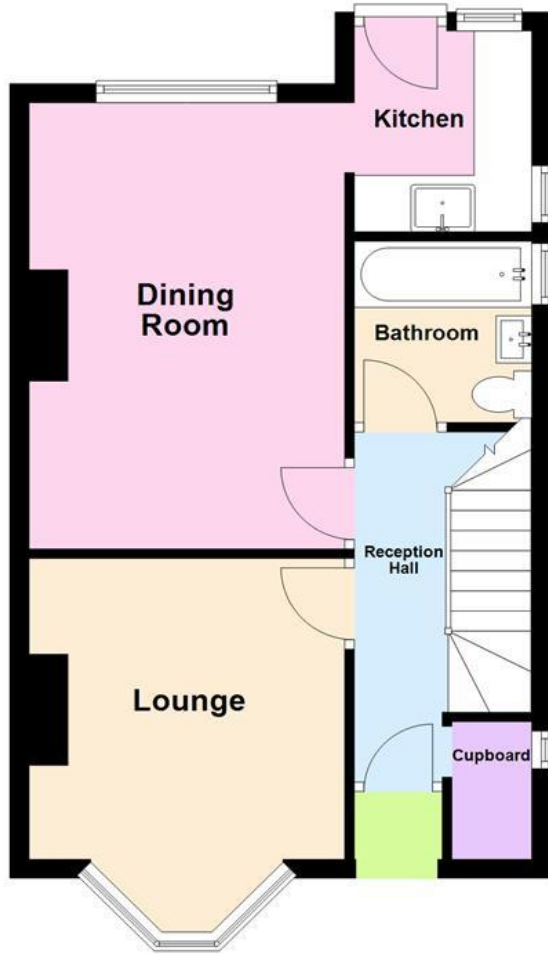
Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

