



Beckenham Avenue, Kingstanding
Birmingham, B44 0QY

Offers Over £210,000

Kingstanding

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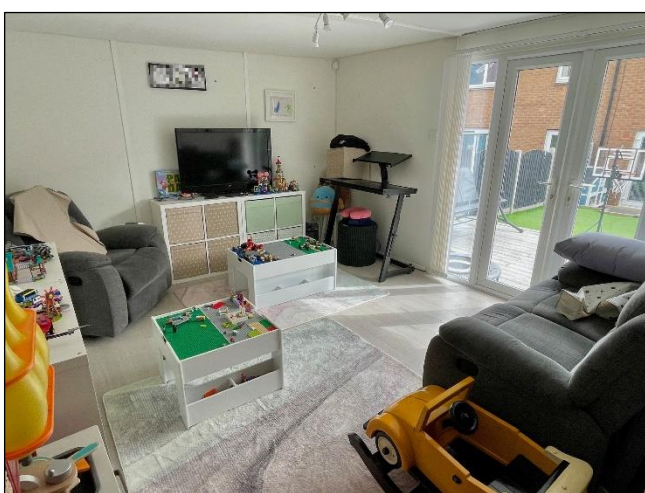
Wow. Do not miss the opportunity to purchase what must be one of the best properties in the area which has been substantially improved and now provides an extremely versatile layout perfect for modern family life. The garage has been converted which the current owners use as bedroom four and this stunning property is set behind a block paved driveway for two cars with a path leading to the porch which opens into the welcoming reception hall with stairs off. There is a useful WC off which is the access for bedroom four which has a window to the front and a range of fitted wardrobes to one wall.

The stunning open plan lounge / dining room / kitchen also has a small conservatory off and is the jewel in this properties crown with ample space for settees as well as a dining table with double doors to the garden and openings into the kitchen and conservatory with windows and a door to the garden. The kitchen is fitted with a good quality range of units with a built in oven, three ring hob and combination oven / microwave, there are spaces for a washing machine and an American style fridge / freezer, feature plinth lighting and a window to the front.

On the first floor there are three bedrooms, the master is a double with a window to the front and fitted wardrobes with sliding doors, the second bedroom is a good size and has a window to the rear whilst the third bedroom is also a good size and has a window to the rear. The recently refitted luxurious bathroom has a white suite with a shower over, wall tiling, window to the front and an over stairs cupboard housing the central heating boiler.

Outside the garden has a block paved patio leading to the artificial grass with a large timber effect decking leading to the most impressive garden room offering a variety of uses with double doors and side lights, access to the pedestrian rear access and viewing is essential to appreciate all that this delightful double glazed and centrally heated timber framed home has to offer.





Property Specification

FOUR BEDROOMS
MID TERRACED
SUBSTANTIALLY IMPROVED
CONSERVATORY
CONVERTED GARAGE

Bedroom 4
4.57m (15') max x 2.87m (9'5")

Lounge
4.47m (14'8") max x 3.07m (10'1")

Dining Area
2.86m (9'5") x 2.75m (9')

Kitchen
3.29m (10'9") x 2.75m (9')

Conservatory
2.40m (7'10") x 1.99m (6'6")

Bedroom 1
3.95m (13') max x 3.27m (10'9")

Bedroom 2
2.96m (9'9") x 2.20m (7'3")

Bedroom 3
2.86m (9'5") x 2.20m (7'3")

Bathroom
2.95m (9'8") x 1.55m (5'1")

Stunning Garden Room
5.45m (17'11") max x 3.51m (11'6")

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: 28th August 2024

Viewer's Note:

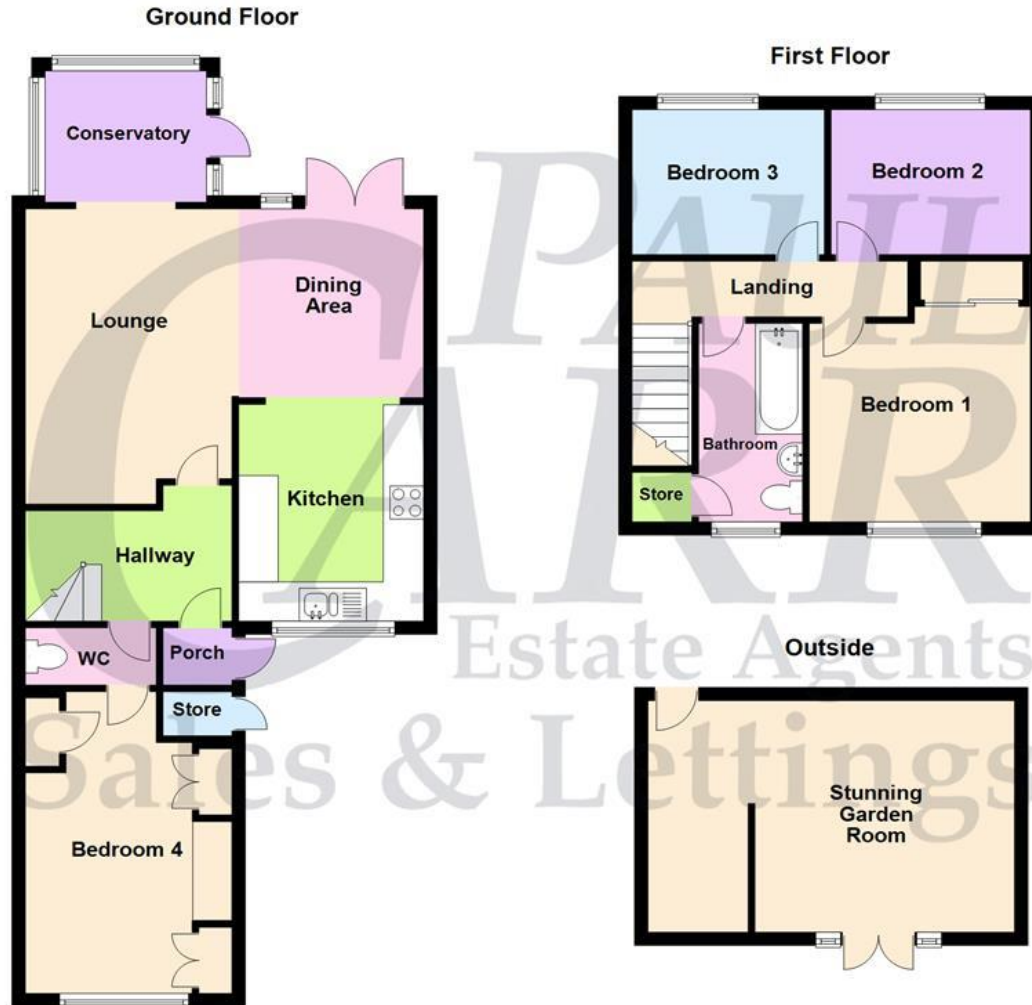
Services connected: Gas Electric Water Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

