



Warren Hill Road, Kingstanding  
Birmingham, B44 8HA

**£260,000**

# Kingstanding

£260,000



Located in a highly sought after road, this much improved and well presented traditional three bedroom semi detached property is the perfect family home.

Set behind a front driveway, the property is accessed via a porch leading into the welcoming reception hall with stairs off and a door leading to the modern downstairs WC with attractive floor tiling, WC, wash basin and a window to the front. The spacious through lounge / dining room has space for a table and chairs with a bay window to the front and patio door leading out into the garden. The modern, newly fitted kitchen has a range of units with a built in oven, microwave and hob, there is a window to the rear and a door leads out into the useful utility / storage area providing fantastic space to take full advantage of with windows and a door into the rear garden as well as a door to the front. Upstairs, the main bedroom is a good sized double with a bay window to the front, similarly the second room is also a double with a window to the rear and built in wardrobes whilst the third room is a good sized single with a window to the front. The shower room has a corner shower cubicle, wash basin, a window to the rear and there is a separate WC which could be easily knocked together to open up to combine both rooms.

The spacious rear garden has a patio area perfect for garden furniture leading into the lawn with an open aspect to the rear. This delightfully presented, double glazed and centrally heated home must be viewed to appreciate all that is on offer.





## Property Specification

THREE BEDROOMS  
TRADITIONAL SEMI DETACHED  
SOUGHT AFTER LOCATION  
IDEAL FAMILY HOME  
DOWNSTAIRS WC

**Reception Hall**  
2.96m (9'8") x 1.80m (5'11")

**Lounge / Dining Room**  
7.95m (26'1") into bay x 3.40m (11'2") max

**Kitchen**  
3.51m (11'6") x 2.07m (6'9")

**Utility / Storage Room**  
9.99m (32'9") max x 1.90m (6'3")

**Bedroom 1**  
3.97m (13') into bay x 3.31m (10'10")

**Bedroom 2**  
3.60m (11'10") x 3.40m (11'2")

**Bedroom 3**  
2.10m (6'11") x 2.05m (6'9")

**Shower Room**  
1.80m (5'11") max x 1.59m (5'3") max

### 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: 2<sup>nd</sup> September 2024

### Viewer's Note:

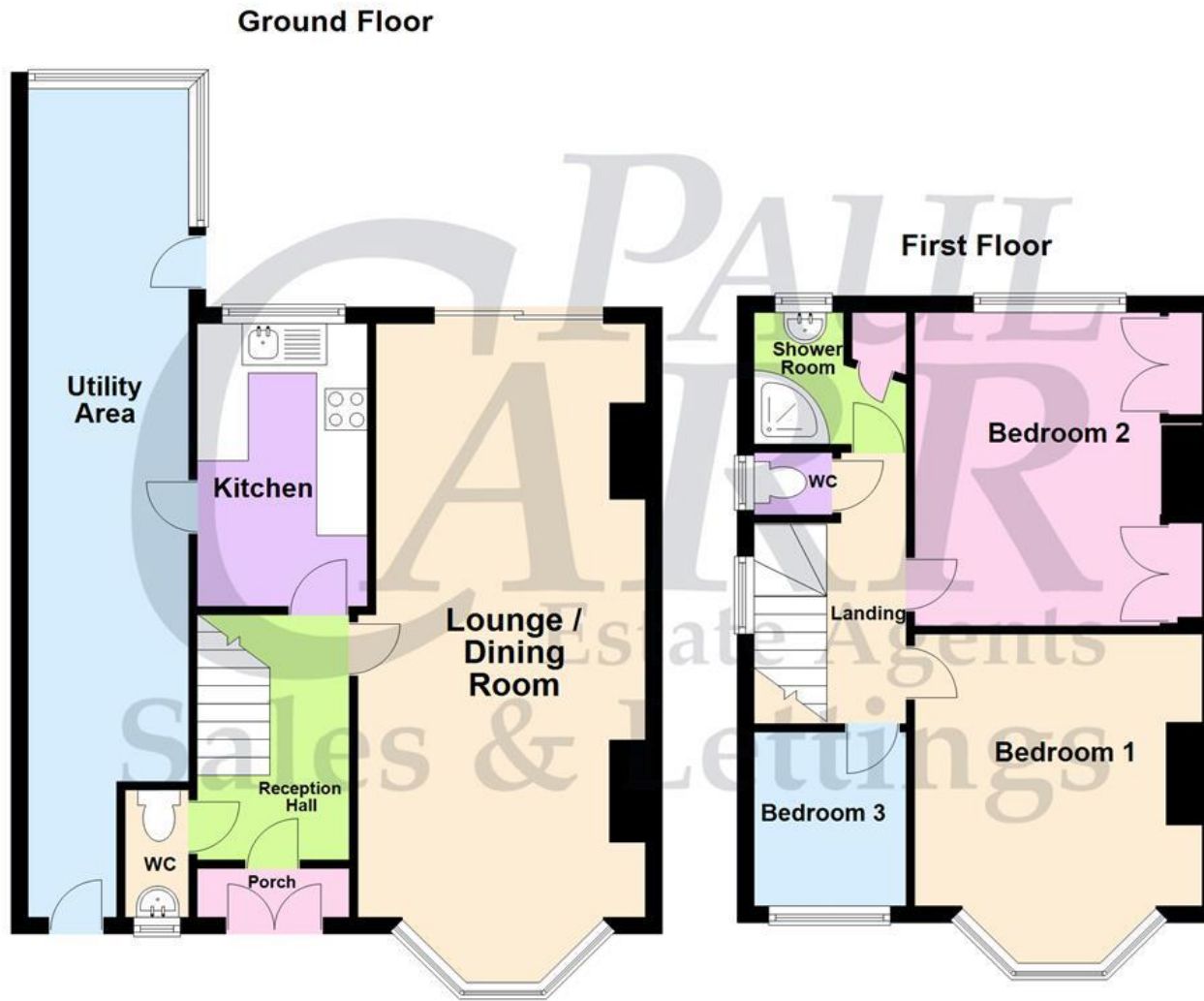
Services connected: Gas Electric Water Drainage

Council tax band: C

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>                            |  |                         | 86        |
| (69-80) <b>C</b>                            |  |                         |           |
| (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

