



Epwell Grove, Kingstanding
Birmingham, B44 8DG

Offers Over £260,000

Kingstanding

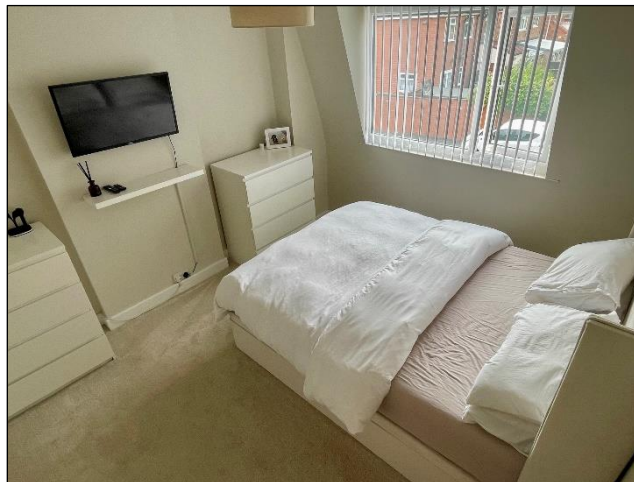
Offers Over £260,000

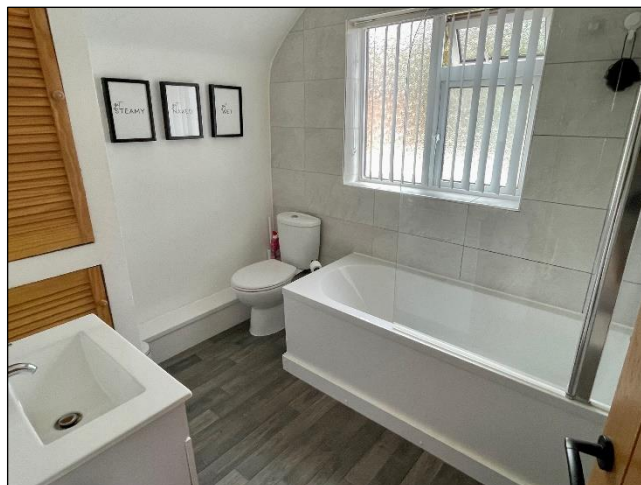


This impressive, immaculately presented and substantially improved three bedroom semi detached family home is set behind an extensive driveway and is located in this much sought after cul-de-sac.

A porch leads to the welcoming reception hall with stairs off and openings lead to the kitchen as well as the open plan lounge / dining room, the lounge has a bay window to the front, whilst the dining room has a bay window to the rear and patio doors lead out to the garden. The kitchen has been re-fitted to a high standard and has been very well thought out and includes a built in oven, a second combination oven / microwave, 4 ring hob, designer extractor hood, integrated washing machine, fridge, freezer and slimline dishwasher. There are ample units with contrasting worktops and coordinating tiled splash backs and a window and door lead out to the garden. The delightful accommodation continues upstairs with three bedrooms, the master is a double with a window to the front, the second bedroom is also a double and has a window to the rear whilst the third bedroom is a single with a window to the front. The luxuriously appointed bathroom has a white suite with a shower over, attractive part wall tiling, cupboard housing the central heating boiler and a window to the rear.

Outside the rear garden has a paved patio area suitable for garden furniture leading to the lawn with a path to a further patio area and this delightful home which benefits from double glazing and central heating must be viewed to appreciate the standard of accommodation on offer.





Property Specification

IMMACULATE SEMI DETACHED HOME
THREE BEDROOMS
OPEN PLAN LOUNGE / DINING ROOM
REFITTED KITCHEN
LUXURIOUS BATHROOM

Reception Hall
3.90m (12'9") x 1.82m (6')

Lounge
3.64m (11'11") into bay x 3.18m (10'5")

Dining Room
4.05m (13'3") into bay x 3.96m (13') max

Kitchen
3.25m (10'8") x 3.13m (10'3")

Bedroom One
3.47m (11'5") max x 3.19m (10'6")

Bedroom Two
3.21m (10'6") x 3.05m (10')

Bedroom Three
2.14m (7') max x 1.83m (6')

Bathroom
2.56m (8'5") x 2.07m (6'9")

Garage
4.57m (15') x 2.16m (7'1")

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: 3rd September 2024

Viewer's Note:

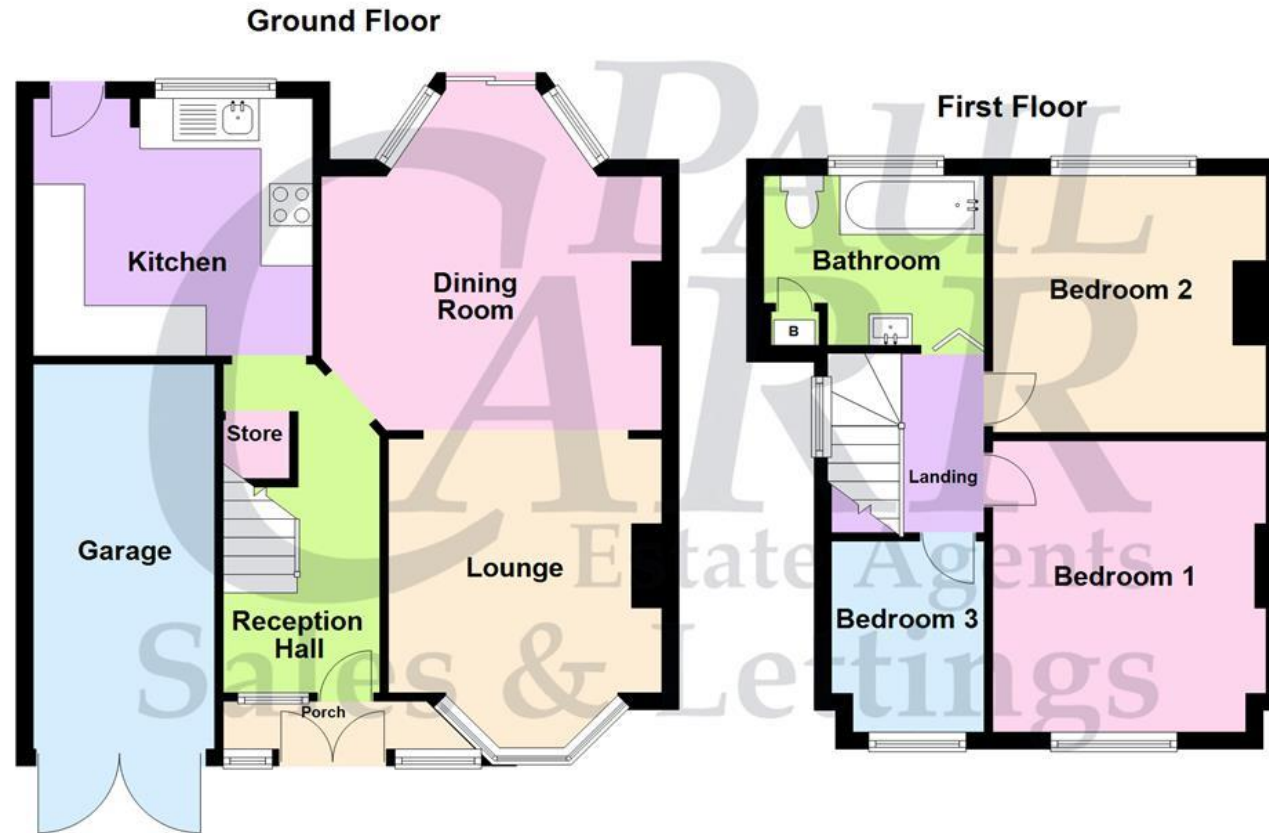
Services connected: Gas, Electric, Water, Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

