



Endhill Road, Kingstanding
Birmingham, B44 9RP

£250,000

Kingstanding

£250,000



Offered with no upward chain, this spacious, extended three bedroom traditional semi detached family home is located in this highly sought after road close to the border of Sutton Coldfield.

With open parkland within easy reach, this well proportioned home has excellent scope to improve further and is set behind a block paved driveway with a porch leading to the reception hall with stairs off and a door to the dining room with a bay window to the front and feature fire surround whilst an inner hall provides access to the kitchen, WC and a good size extended lounge with a feature fire surround and patio door to the garden. The inner hall leads to the fitted kitchen extension with a range of units, spaces for a cooker, washing machine and dish washer, there are two windows to the rear and a useful breakfast bar. A lobby provides access to the partially covered side area with access to the garden and garage with a door to the downstairs WC which has a small storage cupboard off.

On the first floor there are three bedrooms, the master is a double with a bay window to the front, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single with a window to the front. The bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside the rear garden forms the border with Sutton Coldfield and is a great size with a patio area, mature shrubs and this double glazed and centrally heated home must be viewed.





Property Specification

OFFERED WITH NO UPWARD CHAIN
THREE BEDROOMS
TRADITIONAL SEMI DETACHED
EXTENDED KITCHEN
EXCELLENT SCOPE TO IMPROVE

Reception Hall

3.65m (12') x 1.66m (5'5")

Inner Hall

2.97m (9'9") x 1.66m (5'5")

Extended Lounge

6.15m (20'2") x 3.46m (11'4") max

Dining Room

3.99m (13'1") into bay x 3.48m (11'5")

Kitchen Extension

4.15m (13'7") max x 3.34m (10'11") max

Bedroom 1

4.15m (13'7") into bay x 3.31m (10'10")

Bedroom 2

3.47m (11'5") x 3.23m (10'7")

Bedroom 3

2.18m (7'2") x 1.84m (6')

Bathroom

2.12m (7') x 1.66m (5'5")

Garage

4.68m (15'4") x 2.33m (7'8")

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: 26th September 2024

Viewer's Note:

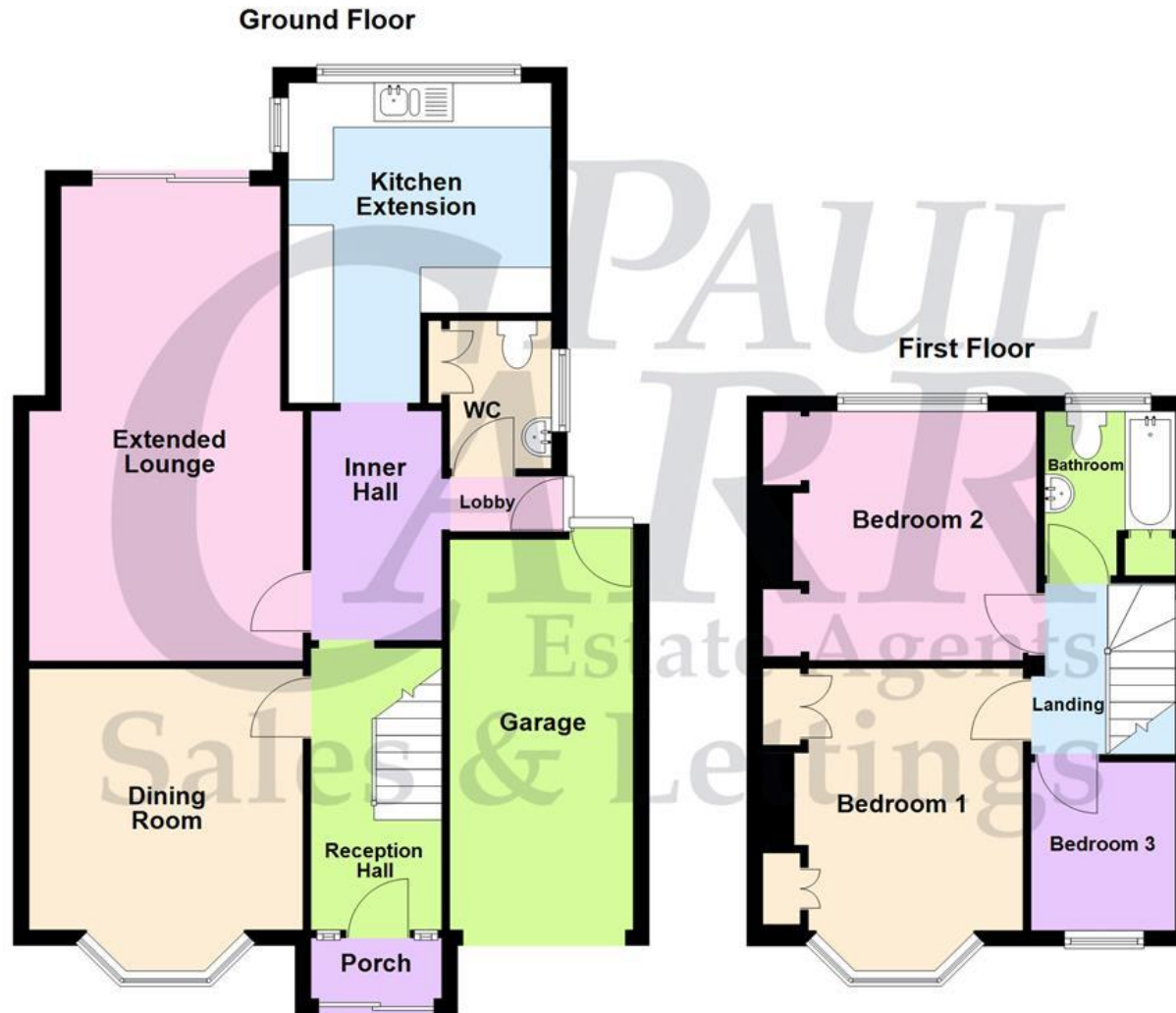
Services connected: Gas Electric Water Drainage

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

**New
Instruction
Awaiting
E.P.C.**

Map Location

