



Brackenbury Road, Kingstanding  
Birmingham, B44 0EU

Offers Over £200,000



# Kingstanding

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Welcoming to the market with no onward chain this well presented three-bedroom terraced home located on Brackenbury Road.

Perfect for first time buyers and investors, this home is close to good local schools, shops, and amenities. Approached via a large driveway suitable for multiple vehicles and entered through the front door. Upon entry you are welcomed by a good-sized front living room with a bay window and cupboard. The newly fitted kitchen is a modern space with an array of wall and base units, plenty of countertop space, sink unit with side drainer, oven and space for suitable appliances. Completing the ground floor is the family bathroom which consists of a bathtub with shower over, hand wash unit and WC. Heading upstairs to the first floor you are presented with three bedrooms, two of which are good sized doubles and then a smaller but still generously sized third bedroom. Two bedrooms have a built-in cupboard.

Externally, the home has a good sized private rear garden with a paved patio, lawned area and fencing to the perimeter. Viewing this home is highly recommended to avoid disappointment.







## Property Specification

NO UPWARD CHAIN  
THREE BEDROOMS  
TERRACED  
PERFECT FOR FIRST TIME BUYERS  
GREAT FOR INVESTORS

**Lounge**  
5.40m (17'9") max x 3.59m (11'9") max

**Kitchen**  
3.04m (10') x 3.00m (9'10")

**Bathroom**  
3.04m (10') x 1.86m (6'1")

**Bedroom 3**  
3.03m (9'11") x 1.86m (6'1")

**Bedroom 2**  
4.08m (13'5") x 3.11m (10'2")

**Bedroom 1**  
5.24m (17'2") x 3.49m (11'5")

### 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:

### Viewer's Note:

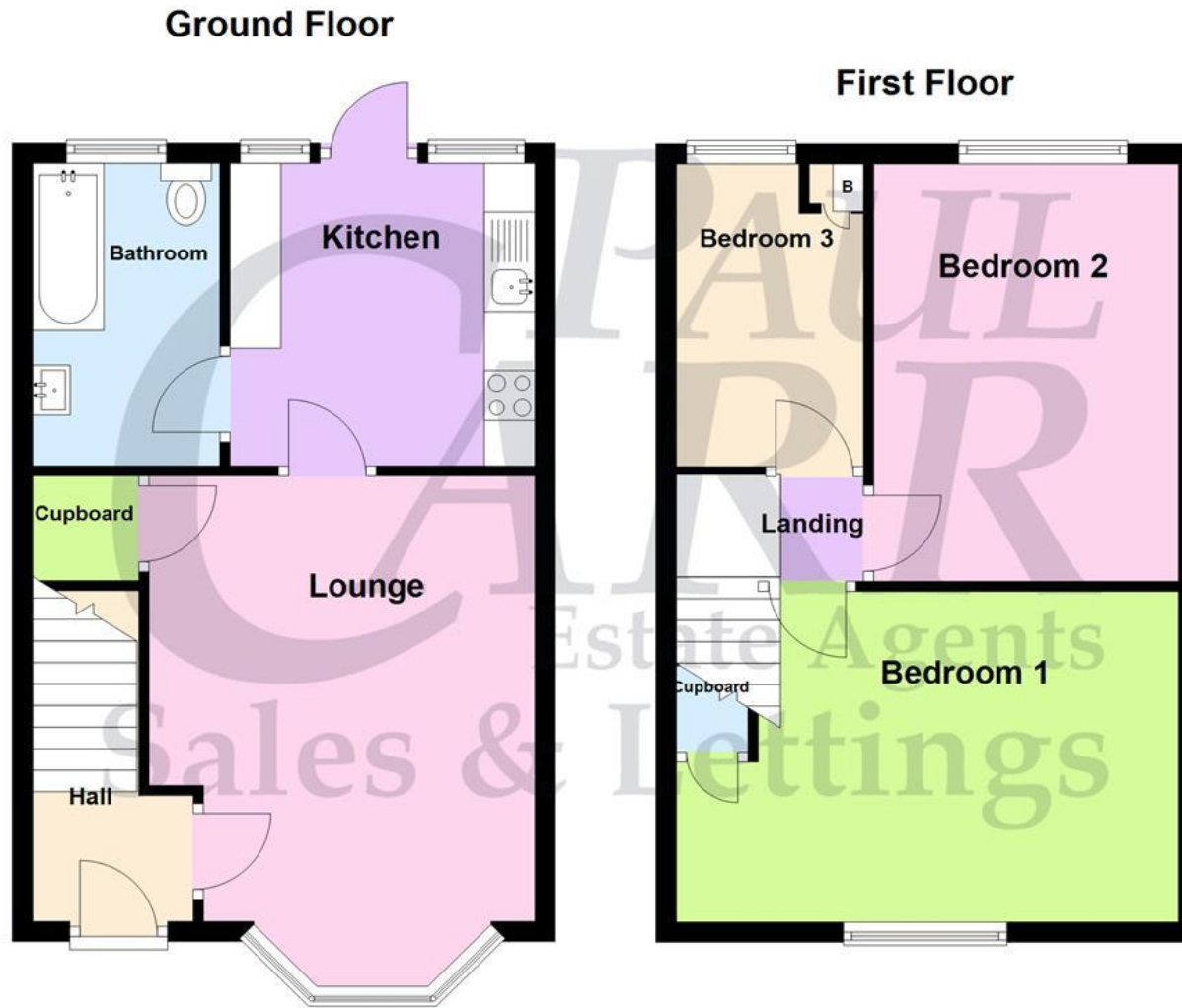
Services connected: Gas Electric Water Drainage

Council tax band: A

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             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

