



Warren Hill Road, Kingstanding
Birmingham, B44 8EX

Offers Over £325,000

Kingstanding

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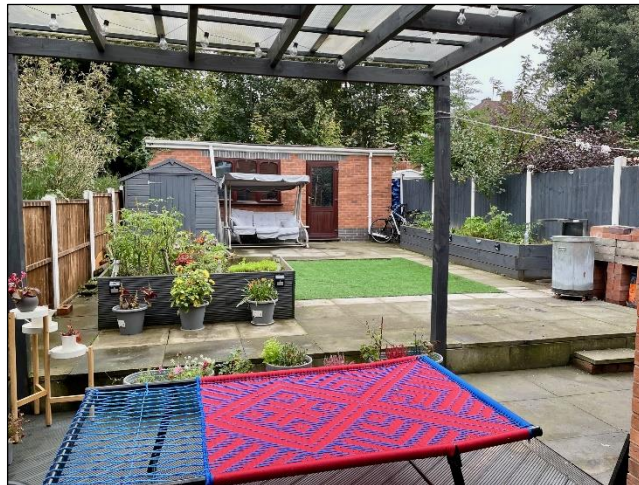
A stunning and substantially extended four bedroom traditional semi detached family home, located on this highly popular road and offering an extremely versatile layout with the added benefit of a very spacious garden room providing a variety of uses.

Set behind a block paved driveway, the property is accessed via a porch which leads to the reception hall with stairs off and double doors lead to the lounge with a bay window to the front. There is an understairs storage area which leads to a utility and modern shower room / WC whilst bedroom four has a roof window and fitted wardrobes. The stunning open plan family room / kitchen has an exceptionally high quality finish with ample space for settee's as well as a dining table and there is electric underfloor heating. The dining kitchen extension has bi fold doors out to the garden and a range of stylish units with an island unit, built in oven, microwave, hob and extractor, integrated dishwasher and full height fridge and freezer, high quality quartz worktops, wall mounted boiler and a window to the rear.

On the first floor there are three bedrooms, the master is a double with a bay window to the rear, the second bedroom is also a double with a bay window to the front 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 the bath, wall cladding and a window to the rear.

Outside there is a covered patio area suitable for garden furniture leading to the artificial grass and a very large garden room that offers a variety of uses and this double glazed and centrally heated home must be viewed.





Property Specification

SUBSTANTIALLY EXTENDED
FOUR BEDROOMS
TRADITIONAL SEMI DETACHED
HIGHLY POPULAR LOCATION
SPACIOUS GARDEN ROOM

Lounge

3.34m (10'11") x 3.17m (10'5")

Stunning Dining Kitchen Extension
6.52m (21'5") max x 5.03m (16'6") max

Open Plan Family Area
3.68m (12'1") x 3.02m (9'11")

Shower Room / Utility
4.58m (15') x 1.34m (4'5")

Bedroom 4
3.37m (11'1") x 2.88m (9'6") max

Bedroom 1
4.60m (15'1") into bay x 3.01m (9'10")

Bedroom 2
4.26m (14') into bay x 3.05m (10')

Bedroom 3
2.25m (7'5") x 1.94m (6'4")

Bathroom
2.53m (8'3") x 1.94m (6'4")

Superb Garden Room
5.74m (18'10") x 5.36m (17'7")

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: 16th October 2024

Viewer's Note:

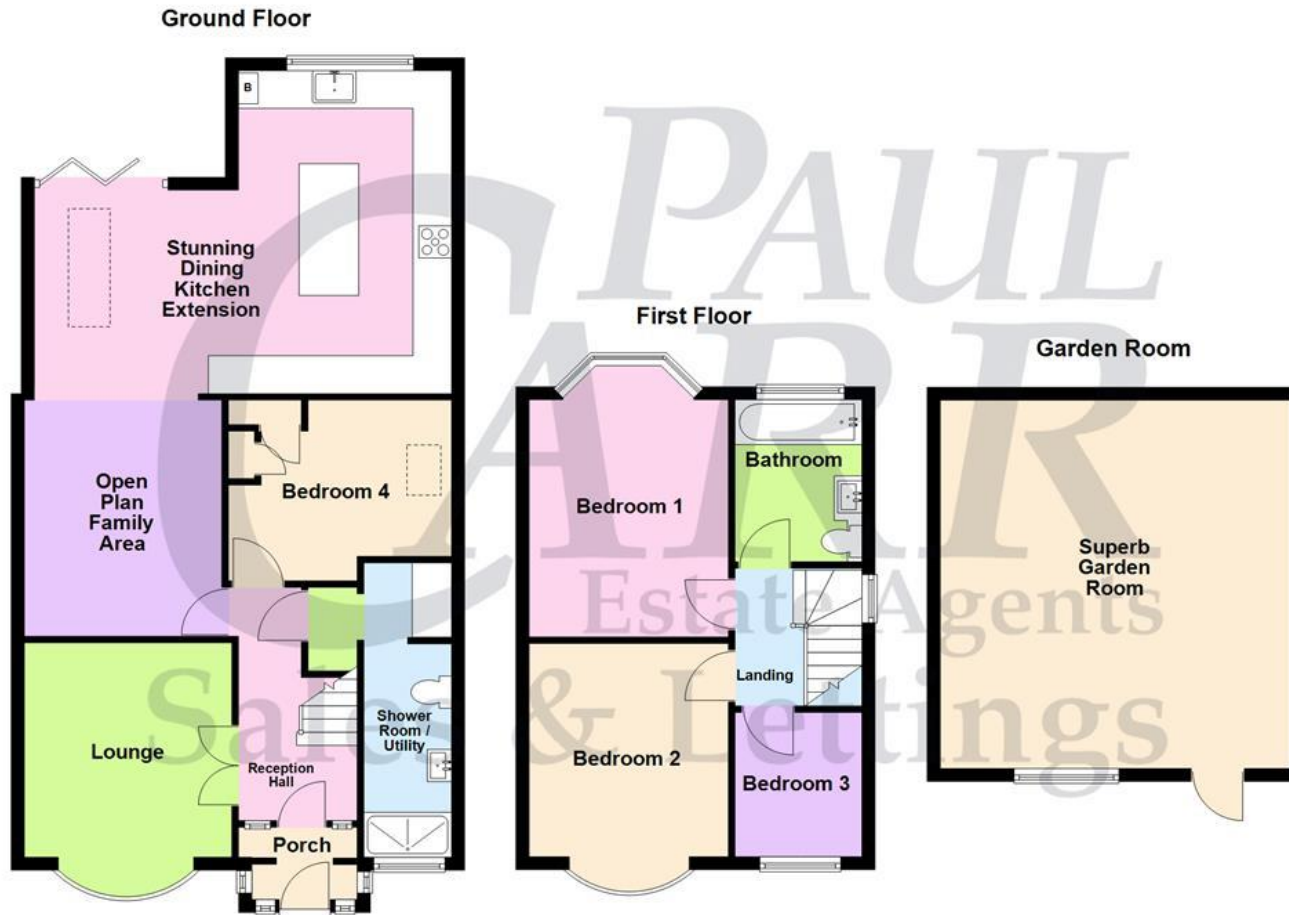
Services connected: Gas Electric Water Drainage

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		
69-80	C		74 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Map Location

