



Kingstanding Road, Kingstanding
Birmingham, B44 9RS

Offers Over £250,000

Kingstanding

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Offered with no upward chain, this three bedroom character semi detached family home is located on this highly popular road and is ideal for First Time Buyers.

Set back from the road with extensive parking to the front, this double fronted property is accessed via an entrance hall with stairs off and doors lead to the open plan dining kitchen as well as the extended lounge with a window to the front and patio doors to the garden. The open plan dining kitchen has ample space for a table and chairs as well as a settee and leads to the kitchen area with ample units, built in oven and hob, plumbing for a washing machine, understairs storage cupboard, door to the side and two windows overlook the garden.

On the first floor there are three bedrooms, the master is a good size double with windows to the front and rear, the second bedroom is also a double with an over stairs storage cupboard and windows to the side and front whilst the third bedroom is an excellent size with a window to the rear. The bathroom has a bath, wash basin, WC and there is a window to the rear.

Outside the attractive rear garden has a patio area with steps up to the lawned garden and this double glazed and centrally heated home must be viewed.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
SEMI DETACHED
EXTENDED LOUNGE
LARGE DINING KITCHEN

Extended Lounge
6.01m (19'9") x 3.37m (11'1")

Large Dining kitchen
6.01m (19'9") x 4.35m (14'3") max

Bedroom 1
4.37m (14'4") x 3.58m (11'9") max

Bedroom 2
3.38m (11'1") x 3.36m (11')

Bedroom 3
2.55m (8'4") x 2.40m (7'10")

Bathroom
1.89m (6'2") x 1.59m (5'3")

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: 22nd October 2024

Viewer's Note:

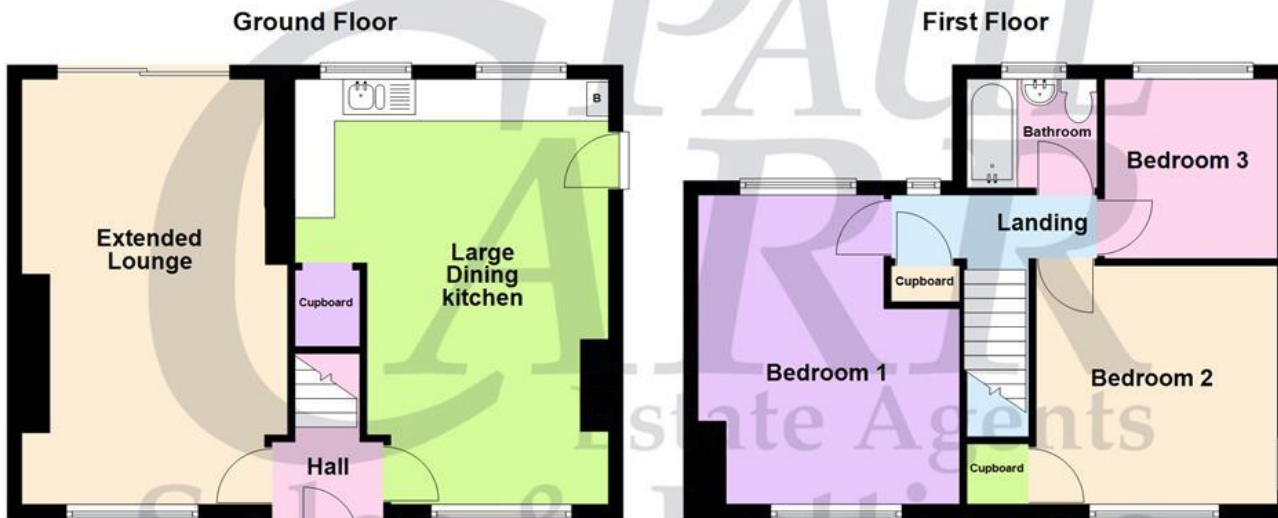
Services connected: Gas Electric Water Drainage

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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

