



Aylesbury Crescent, Kingstanding  
Birmingham, B44 0DT

**£190,000**



# Kingstanding

£190,000

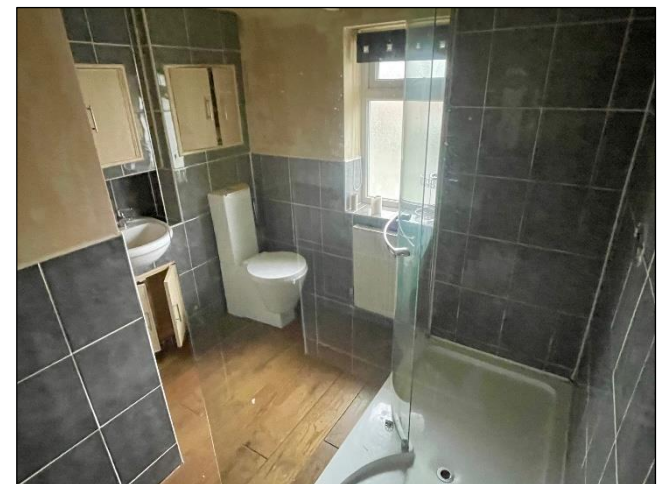
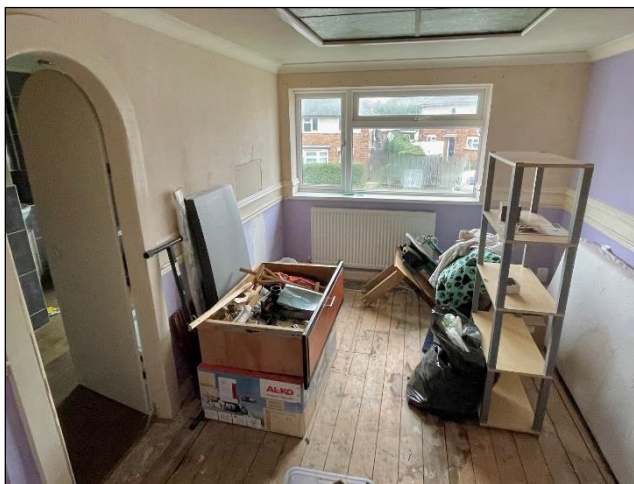
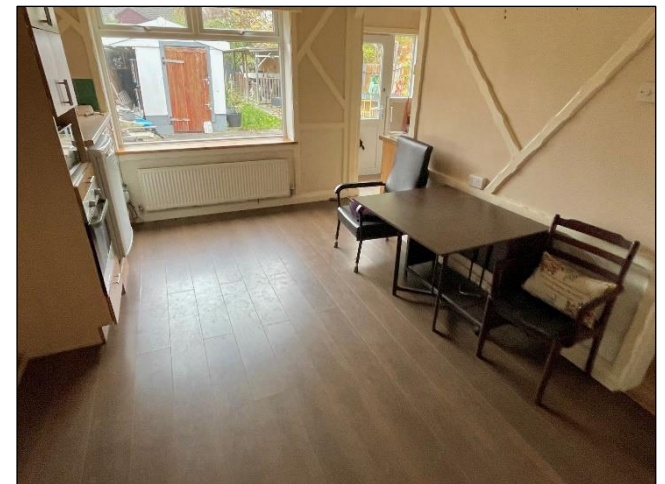


Offered with no upward chain, this larger style three bedroom semi detached family home is located on this popular road close to Warren Farm Primary School and benefits from an en-suite as well as a ground floor wetroom.

The property offers potential to convert into a four bedroom home and is positioned on a larger plot and offers scope to improve and is accessed via a recessed porch which leads to the reception hall with stairs off, window to the side and a useful storage cupboard. The lounge has a bay window to the front, the dining room has a window to the rear as well as some fitted kitchen cupboards whilst an opening leads to the kitchen area with some fitted units, built in oven and hob and a window and door to the rear. There is a modern wetroom off the hall with a shower area, wash basin and WC and a window to the side.

On the first floor there are three good size bedrooms, the master is a double with a window to the front and a door leads to the ensuite shower which has a shower cubicle, wash basin, WC and wall tiling, the second bedroom is also a double with a window to the rear whilst the third bedroom is an excellent size with a window to the rear.

Outside the rear garden has an extensive patio area leading to a lawn, there is a covered decked area and viewing of this double glazed and centrally heated home is a must.







## Property Specification

NO UPWARD CHAIN  
THREE BEDROOMS  
LAGER STYLE SEMI DETACHED  
GROUND FLOOR WET ROOM  
POTENTIAL TO CONVERT INTO FOUR BEDROOMS

### Lounge

4.01m (13'2") max into bay x 3.25m (10'8")

### Dining Room

4.63m (15'2") x 3.14m (10'4")

### Kitchen

2.16m (7'1") x 1.75m (5'9")

### Wet Room

1.84m (6') x 1.78m (5'10")

### Bedroom 1

3.80m (12'6") x 2.60m (8'6")

### Bedroom 2

4.01m (13'2") x 2.89m (9'6")

### Bedroom 3

3.08m (10'1") x 2.23m (7'4")

### En-suite

2.79m (9'2") max x 2.51m (8'3") max

### 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: 20th November 2024

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

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	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

