



Hurlingham Road, Kingstanding  
Birmingham, B44 0LX

**£180,000**

# Kingstanding

£180,000



Welcoming to the market, this great family home located on Hurlingham Road. This three-bedroom mid terrace is a perfect first time buy or investment.

Approached via a paved driveway suitable for multiple vehicles and entered through the front door. Upon entry you are welcomed by a hall giving you access to the ground floor. The lounge is a generous size with central heating. The modern kitchen offers an array of wall base units with plenty of countertop space, sink unit with side drainer, electric hob and oven, and space for suitable fitted appliances.

Completing the ground floor is a shower room with hand wash unit and WC. Heading upstairs you are presented with three double bedrooms and all centrally heated.

Externally, the home has a good sized private rear garden with a paved patio, lawned area and a useful shed to the rear. Viewing this property is highly recommended.





## Property Specification

THREE DOUBLE BEDROOMS  
MID TERRACE  
EXCELLENT FIRST TIME BUY OR INVESTMENT  
DRIVEWAY FOR MULTIPLE VEHICLES  
SHOWER ROOM

**Lounge**  
4.67m (15'4") x 2.00m (6'7")

**Kitchen**  
3.58m (11'9") x 3.24m (10'8")

**Shower Room**  
10' 8" x 4' 11" (3.24m x 1.51m)

**Bedroom 1**  
5.46m (17'11") max x 4.60m (15'1") max

**Bedroom 2**  
4.10m (13'5") x 3.08m (10'1")

**Bedroom 3**  
3.01m (9'10") x 2.15m (7'1")

### 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: 20<sup>th</sup> January 2025

### 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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

