



Warren Farm Road, Kingstanding  
Birmingham, B44 0QT

**Offers Over £220,000**



# Kingstanding

Offers Over £220,000



This larger style three bedroom end terraced family home benefits from a first floor bathroom and is ideal for First Time Buyers as well as buy to let investors.

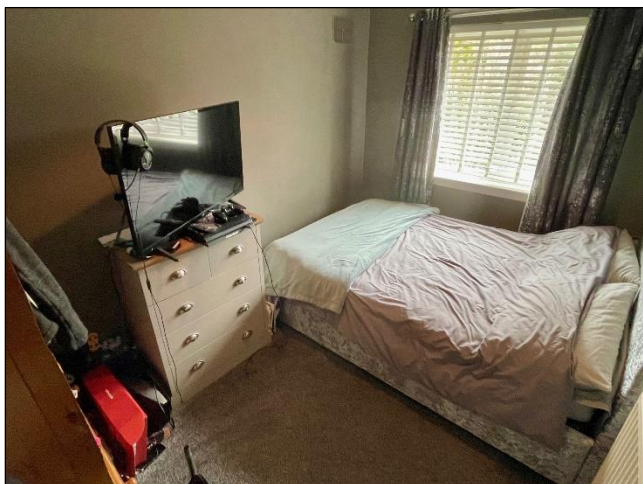
Occupying a larger plot with additional space to the side, this spacious and immaculately presented home is set behind a gravelled frontage (kerb not dropped) and is accessed via side porch that leads to the reception hall with stairs off and two storage cupboards, one has a window to the front and houses the central heating boiler. The thorough lounge / dining room is a great size and has ample space for settees as well as a dining table and chairs, there are two fireplaces, a bay window to the front and patio doors lead to the rear garden. The fitted kitchen has a range of units with a built in oven and hob, spaces for a washing machine and fridge, there is a window to the side and a window and door lead to the garden.

On the first floor there are three double bedrooms, the master is a spacious double with fitted wardrobes to one wall and a window to rear, the second bedroom is a double with a window to the front whilst the third bedroom is also a double with a window to the rear. The bathroom is a good size and has a white suite with a shower over the bath, part wall tiling, cupboard and a window to the front.

Outside the garden is an absolute delight with an abundance of mature shrubs, there is a patio area with an additional secluded area at the side and steps lead up to the lawn, there are additional paved areas and viewing of this double glazed and centrally heated home is a must.







## Property Specification

LARGER STYLE THREE BEDROOM  
SEMI DETACHED  
FIRST FLOOR GOOD SIZED BATHROOM  
IMMACULATLY PRESENTED  
THROUGH LOUNGE/ DINING ROOM

Reception Hall  
3.48m (11'5") x 1.84m (6')

Through Lounge/ Dining Room  
8.77m (28'9") x 3.26m (10'8")

Kitchen  
4.05m (13'3") x 1.84m (6')

Bedroom 1  
4.49m (14'9") x 2.68m (8'9")

Bedroom 2  
3.45m (11'4") x 2.20m (7'3")

Bedroom 3  
3.49m (11'5") x 2.31m (7'7")

Bathroom  
2.90m (9'6") max x 2.45m (8'1") 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: 17<sup>th</sup> March 2025

### 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

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

