



Colindale Road, Kingstanding
Birmingham, B44 0RG

Offers Over £200,000

Kingstanding

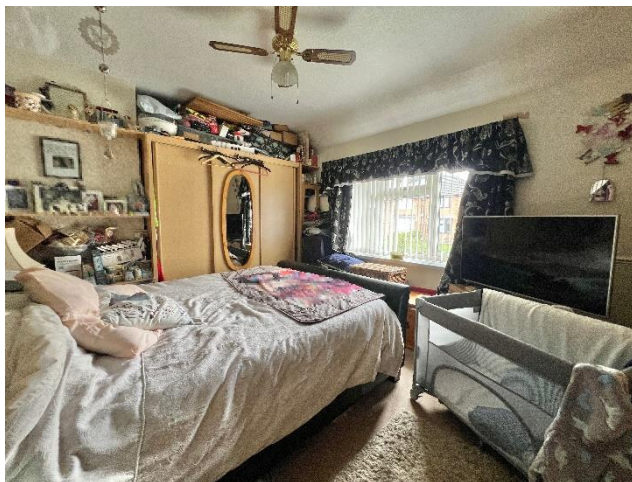
Offers Over £200,000



Welcoming to the market this well presented three bedroom semi detached home located on Colindale Road. It is situated close to good local schools, shops, and amenities, which makes it perfect for first time buyers and investors.

Approached via a stairway alongside the front garden and entered through the front door. Upon entry you are welcomed by a good-sized lounge with a bay window. The kitchen offers an array of wall and base units, plenty of counter-top space, sink unit with a side drainer and space for suitable fitted appliances. The family bathroom consists of a bathtub with shower over, hand wash unit and WC. Heading upstairs you are presented with three double bedrooms, the main bedroom benefiting from built in wardrobes.

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





Property Specification

THREE BEDROOM SEMI DETACHED
POPULAR RESIDENTIAL LOCATION
THREE DOUBLE BEDROOMS
CENTRAL HEATING
DOUBLE GLAZING

Lounge
5.60m (18'5") x 4.43m (14'6")

Bathroom
3.21m (10'6") x 2.05m (6'9")

Kitchen
3.38m (11'1") x 3.21m (10'6")

Bedroom 3
3.10m (10'2") x 2.39m (7'10")

Bedroom 2
4.16m (13'8") x 3.39m (11'1")

Bedroom 1
4.50m (14'9") x 3.47m (11'5")

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: 27 March 2025

Viewer's Note:

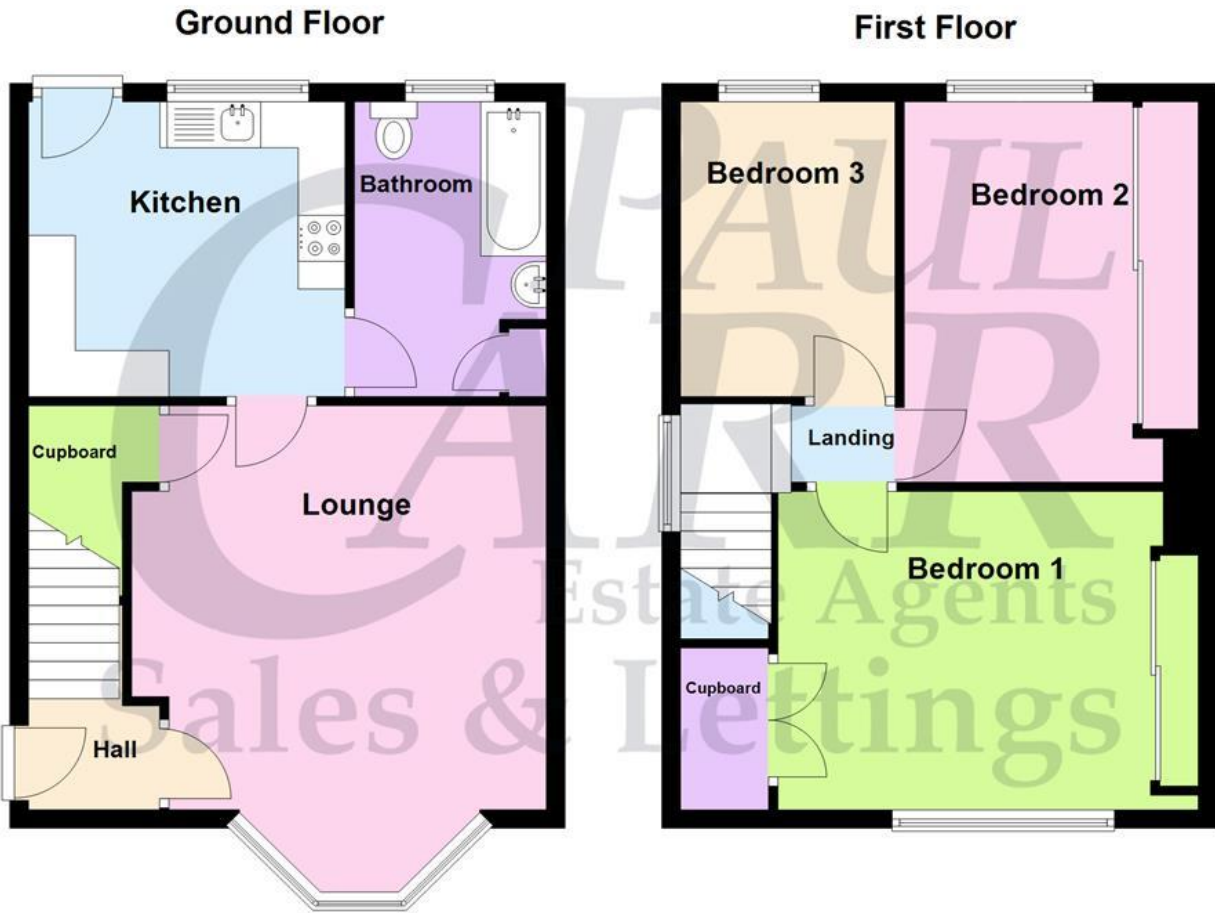
Services connected: Gas Electric Water Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Map Location

