



Epwell Road, Kingstanding  
Birmingham, B44 8DE

**£270,000**



# Kingstanding

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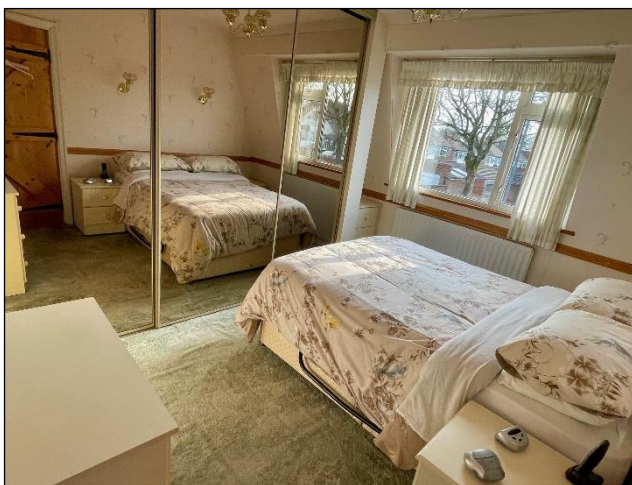


Offered with no upward chain, this substantially extended three bedroom traditional semi detached occupies a sweeping corner plot and is set behind a block paved driveway and attractive artificial grassed area.

Located on this highly popular road, the property is accessed via a porch which leads to the reception hall with stairs off and doors to the kitchen extension as well as the spacious open plan lounge / dining room with feature beams, bay window to the front, fireplace, patio door and picture window to the garden and an additional area providing a variety of uses with a window to the rear. The good size kitchen extension has a range of units with spaces for a cooker and fridge/freezer, feature beams, windows to the front and side and a door leads to the useful utility with spaces for a washing machine and tumble drier and a window and door lead out to the garden and a further door leads to the lovely wetroom / WC with wall tiling and a window to the front.

On the first floor there are three bedrooms, the master is a double with a window to the front and fitted wardrobes to one wall, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single with a window to the front. The bathroom offers scope to refit and has a window to the rear.

Outside the rear garden is block paved for ease of maintenance and this double glazed and centrally heated home must be viewed.







## Property Specification

THREE BEDROOMS  
SEMI DETACHED  
EXTENDED OPEN PLAN LOUNGE  
KITCHEN EXTENSION  
DOWNSTAIRS WETROOM

**Extended Open Plan Lounge**  
8.52m (27'11") into bay x 5.78m (19') max

**Kitchen Extension**  
3.76m (12'4") x 3.63m (11'11") max

**Utility**  
3.32m (10'11") x 1.83m (6')

**Wet Room**  
1.86m (6'1") max x 1.86m (6'1") max

**Bedroom 1**  
3.46m (11'4") x 3.02m (9'11") max

**Bedroom 2**  
3.18m (10'5") x 3.04m (9'11")

**Bedroom 3**  
2.15m (7'1") x 1.84m (6')

**Bathroom**  
2.58m (8'5") x 2.10m (6'11")

**Car Port**  
4.70m (15'5") max x 2.66m (8'9")

### Agent's Note:

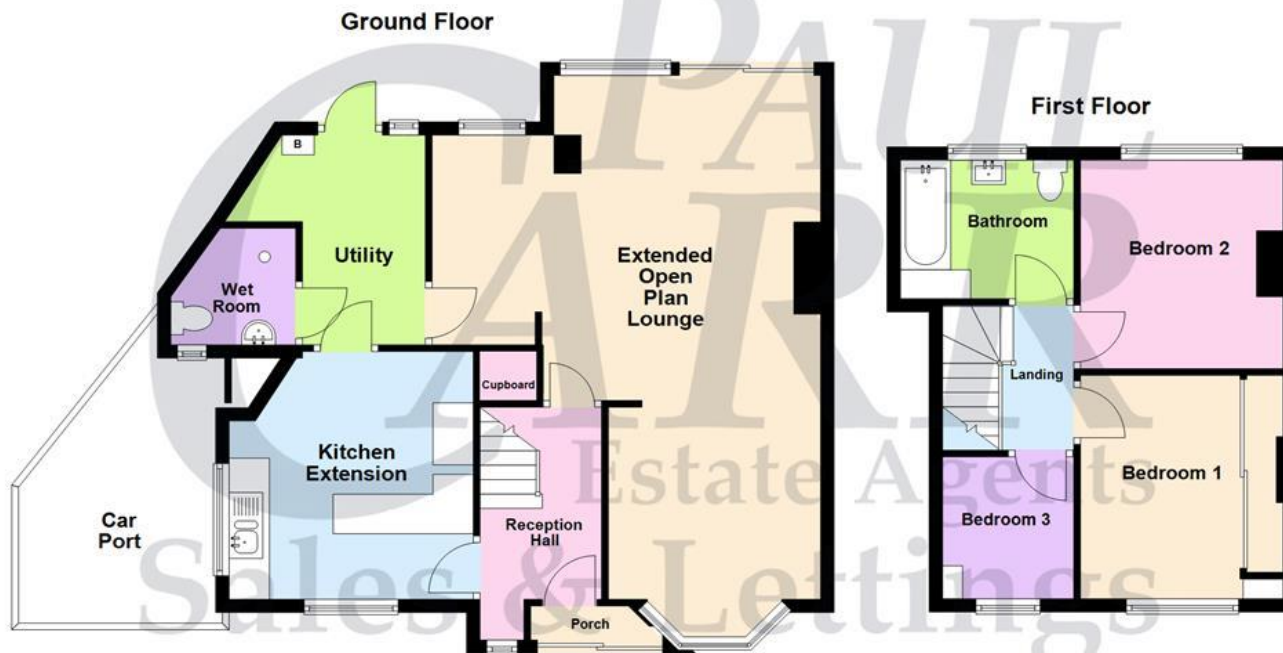
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Came on the market: 7th April 2025

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

### Map Location

