



Warren Farm Road, Kingstanding
Birmingham, B44 0QN

Offers Over £200,000

Kingstanding

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Offered with no upward chain, this larger style three bedroom end terraced family home occupies a larger than average plot with a detached side garage and has a reception room which could be used as a fourth bedroom.

Located next to The Kingstanding Inn, this spacious home has ample parking and is accessed via a side door that leads to the reception hall with stairs off and a storage cupboard off. There is a dining room with a bay window to the front and offers a variety of uses including a bedroom or a playroom whilst the large open plan dining kitchen is an excellent size and has ample space for settees as well as a table and chairs. There is a range of fitted units with a built in oven and hob, space for a washing machine, large storage cupboard, door to the side and two windows to the garden. On the first floor there are three good size bedrooms, the master is a double with a window to the front, the second bedroom is also a double with a window to the rear whilst the third bedroom is an excellent size and has a window to the side. The modern bathroom has a white suite with a shower over the bath, wall tiling with border detail and a window to the rear.

Outside the rear garden has a patio area leading to the lawn and this double glazed and centrally heated home must be viewed.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
LARGER STYLE END TERRACED
DETACHED SIDE GARAGE
GOOD SIZED OPEN PLAN DINING KITCHEN

Lounge
3.33m (10'11") x 3.31m (10'10")

Dining Kitchen
5.21m (17'1") max x 4.56m (15')

Hallway
2.38m (7'10") max x 1.80m (5'11")

Bedroom 1
3.93m (12'11") x 2.89m (9'6")

Bedroom 2
4.03m (13'3") x 2.89m (9'6")

Bedroom 3
2.56m (8'5") x 2.23m (7'4")

Bathroom
2.26m (7'5") x 2.12m (6'11")

Garage
5.56m (18'3") x 3.00m (9'10")

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: 29th April 2025

Viewer's Note:

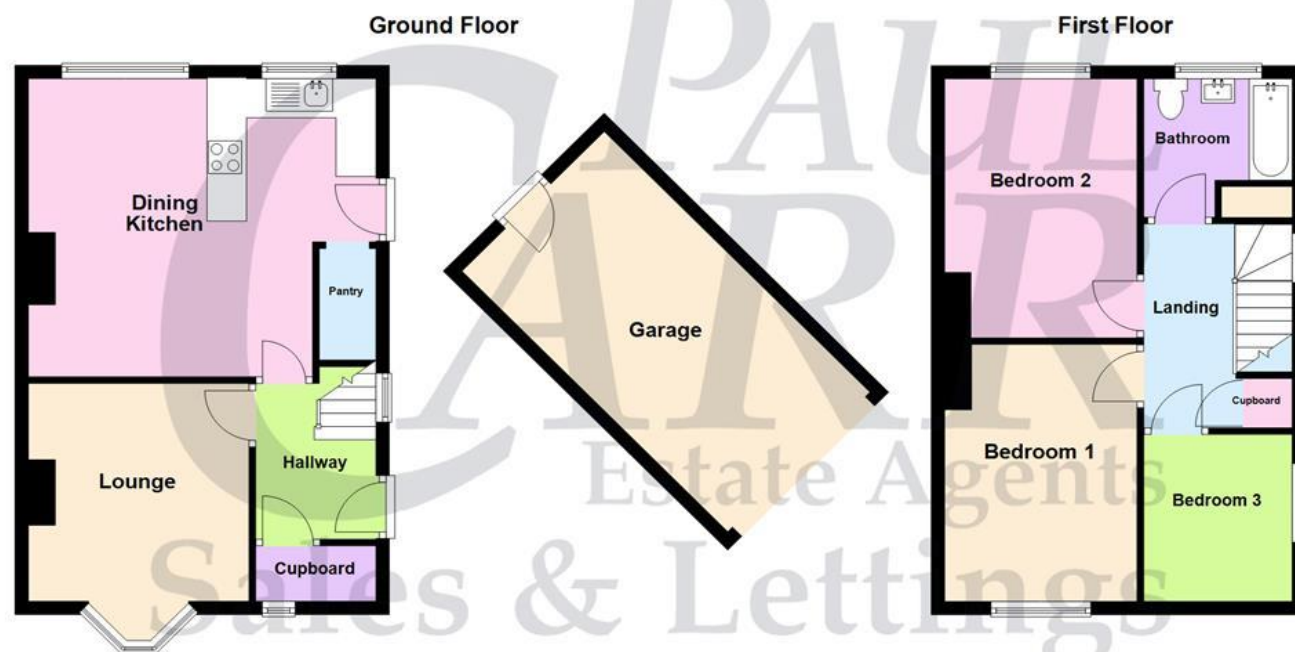
Services connected: Gas Electric Water Drainage

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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

