



Kingstanding Road, Kingstanding
Birmingham, B44 9SA

Offers Over £250,000

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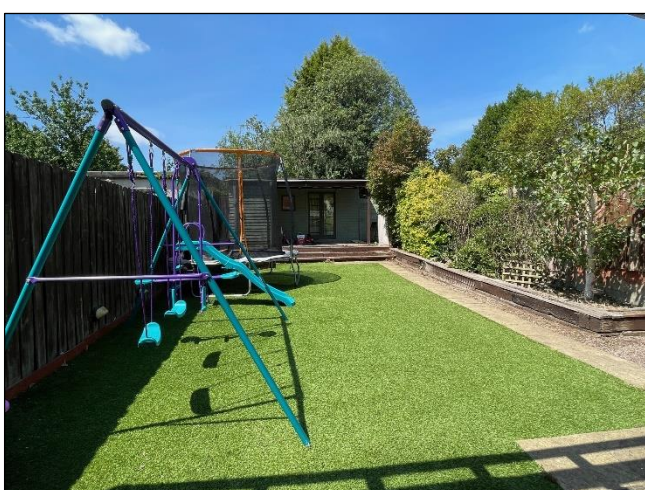
A well-presented larger style three bedroom traditional semi-detached family home, located on this ever popular road, close to local shops and with the added benefit of a block paved drive.

A porch leads to the good size welcoming reception hall with stairs off and access to the ground floor accommodation which benefits from an oak flooring giving a real homely feel. The spacious lounge has a bay window to the front, feature inset fire in the chimney breast which also has a built-in media wall, whilst the dining room has ample space for a table and chairs, feature fireplace with gas fire and patio doors lead outside. The kitchen has a good range of units and has been well laid out with integrated fridge freezer, oven, microwave, wine cooler and a dishwasher (dishwasher is not working) with contrasting tiled splashbacks and a window to the rear. A side lean to has doors to the front and rear with a useful WC / utility off with space for a washing machine and tumble dryer.

On the first floor the delightful landing provides access to three spacious bedrooms and the bathroom with a pull-down loft ladder leading to a useful loft which offers excellent storage with windows to the side and rear. The master bedroom is an excellent double and has a bay window to the front and fitted wardrobes to one wall, the second bedroom is also a generous double with fitted wardrobes and a window to the rear whilst the third has ample space for a bed and a window to the front. The bathroom has a bath as well as a large shower cubicle, feature mosaic wall tiling and a window to the rear.

Outside the rear garden is a complete delight and is a perfect entertaining area with a timber decked patio (in need of repair) leading to the easily maintained artificial lawn, with flower bed and path to a fantastic garden room / bar with light and power and is the perfect place to unwind in after a long day at work. There is also a rear right of way. Viewing of this impressive double glazed and centrally heated home is an absolute must.





Property Specification

WELL PRESENTED
LARGER STYLE
THREE BEDROOMS
TRADITIONAL SEMI DETACHED
POPULAR LOCATION

Lounge
4.50m (14'9") into bay x 3.77m (12'5")

Dining Room
3.76m (12'4") x 3.32m (10'11")

Kitchen
2.68m (8'9") x 2.21m (7'3")

Utility/ WC
1.65m (5'5") x 1.40m (4'7")

Bedroom 1
4.65m (15'3") into bay x 3.31m (10'10") max

Bedroom 2
3.74m (12'3") x 3.31m (10'10")

Bedroom 3
2.30m (7'6") x 2.29m (7'6")

Bathroom
2.45m (8'1") x 2.19m (7'2")

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: 16 June 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		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

