



Petersham Road, Kingstanding  
Birmingham, B44 0PH

**£190,000**



# Kingstanding

£190,000

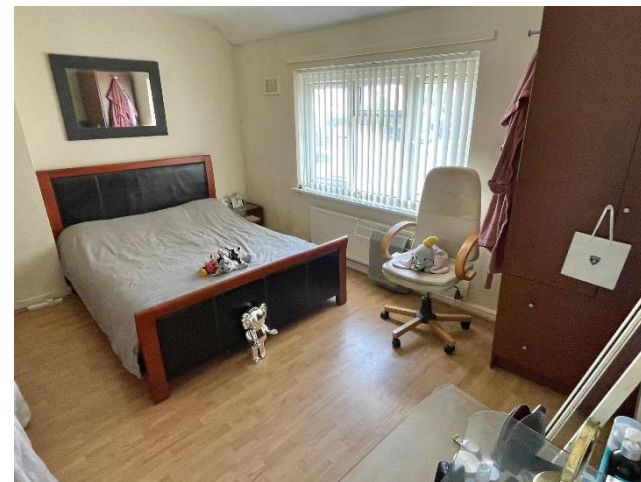


Occupying a sweeping corner plot offering excellent scope to extend (subject to building regs and planning permission).

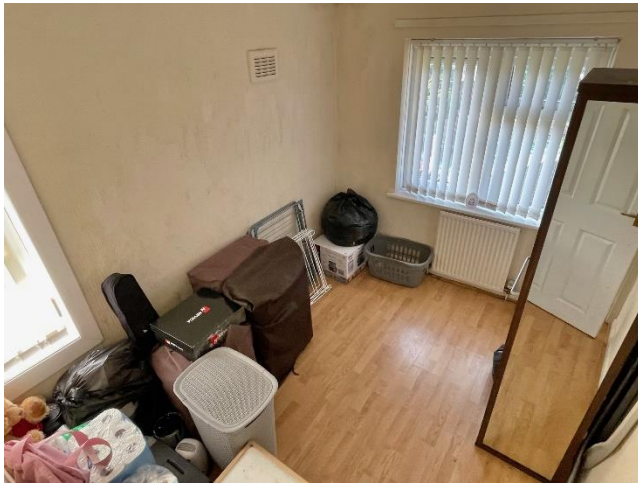
This three bedroom family home is set behind a driveway and is accessed via a side door leading to an entrance hall with a door to the lounge which has a bay window to the front, feature fireplace and a door to the inner hall with stairs up to the first floor. The kitchen has some fitted units, spaces for a washing machine and fridge/freezer, room for a dining table and chairs and two windows and a door lead to the garden. The bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

On the first floor there are three good size bedrooms, the master is a particularly spacious double with a window to the front and over stairs storage cupboard, 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 rear.

Outside the rear garden has a paved patio area leading to the lawn, there is a gated side entrance and viewing of this double glazed and centrally heated home is a must.







### 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: 20<sup>th</sup> August 2025

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Property Specification

THREE GOOD SIZED BEDROOMS  
EXTENSIVE CORNER PLOT  
EXCELLENT FAMILY HOME  
SPACIOUS LOUNGE  
LARGE DRIVEWAY

**Lounge**  
4.86m (15'11") into bay x 4.20m (13'9") max

**Kitchen**  
3.35m (11') x 2.86m (9'5")

**Bathroom**  
2.85m (9'4") x 1.76m (5'9")

**Bedroom 1**  
5.26m (17'3") max x 3.22m (10'7")

**Bedroom 2**  
3.87m (12'8") x 2.89m (9'6")

**Bedroom 3**  
2.89m (9'6") x 2.31m (7'7")

### Viewer's Note:

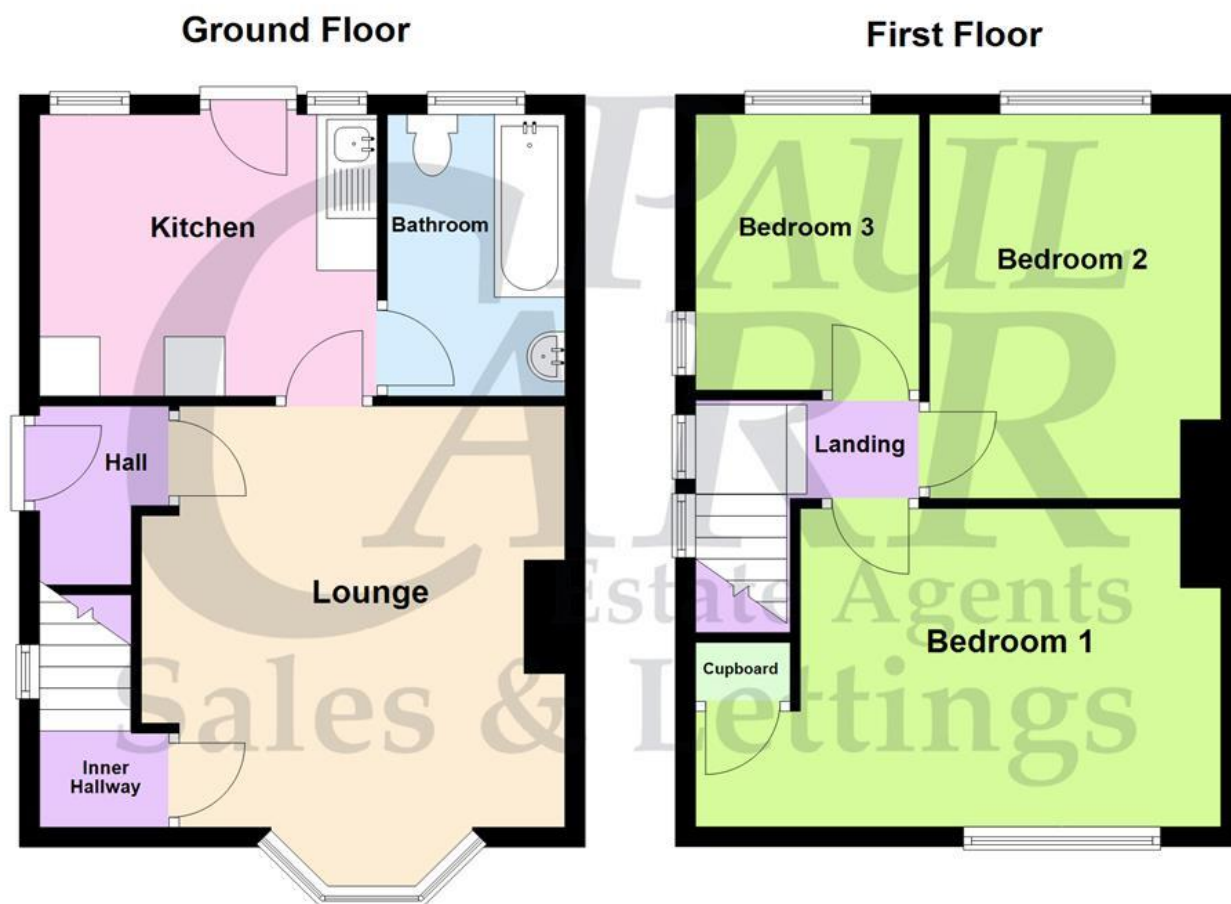
Services connected: Gas Electric Water Drainage

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

