



Warren Road, Kingstanding  
Birmingham, B44 8QH

**Offers Over £270,000**



# Kingstanding

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A most impressive, larger style and extended three bedroom traditional semi detached, located on this highly sought after road close to local shops and with the added benefit of a large garden with a lovely garden room offering a variety of uses.

This impressive home is set behind a block paved driveway leading to the porch which has a door and a single glazed window to the welcoming reception hall which has stairs off and a useful downstairs WC. The through lounge / dining room is well proportioned and the dining area has a bay window to the front whilst an opening leads to the lounge with a bay window to the rear and a feature fireplace. The fitted kitchen has a range of units with a bay window to the rear, built in oven and hob and an opening leads to the breakfast room / office which offers great scope and there is a door to the garage whilst patio doors lead to the conservatory which enjoys views over the garden and a door out to the patio.

On the first floor there are three excellent bedrooms, the master is a double with a bay window to the front and fitted wardrobes to one wall, the second bedroom is also a double with a window to the rear and fitted wardrobes whilst the third bedroom is a good size and has a window to the rear. The modern refitted shower room has a white suite with a large walk in shower, wash basin, WC, wall tiling and a window to the side.

Outside the landscaped garden forms a particular feature with an extensive patio area leading to the lawn, there is a path to a stunning garden room offering a variety of uses with an extensive patio to the side, there is also a greenhouse and a wooden corner arbour. The side garage also offers scope to convert (subject to regs) and is larger than usual and this double glazed and centrally heated home must be viewed.







### 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: 9<sup>th</sup> September 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 BEDROOMS  
SEMI DETACHED  
CONSERVATORY  
GARAGE  
DOWNSTAIRS W/C

**Lounge**  
4.18m (13'9") into bay x 3.34m (10'11")

**Dining Room**  
4.46m (14'8") into bay x 3.34m (10'11")

**Kitchen**  
3.34m (11') x 2.90m (9'6")

**Conservatory**  
3.28m (10'9") x 2.15m (7'1")

**Office / Breakfast Room**  
3.02m (9'11") x 2.50m (8'2")

**WC**  
1.56m (5'1") x 1.47m (4'10")

**Garage**  
4.58m (15') x 3.05m (10')

**Bedroom 1**  
4.38m (14'5") x 2.70m (8'10")

**Bedroom 2**  
3.48m (11'5") x 3.35m (11')

**Bedroom 3**  
3.03m (9'11") x 2.24m (7'4")

**Shower Room**  
2.08m (6'10") x 1.82m (5'11")

### 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		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

