



Chingford Road, Kingstanding  
Birmingham, B44 0BG

Offers Over £200,000



# Kingstanding

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Welcoming to the market this well presented three-bedroom end terrace home located on the popular Chingford Road. Situated close to good local schools, shops, and amenities and it is perfect for first time buyers and investors.

Approached via a pathway alongside a stoned frontage (kerb not dropped) and entered through an extended porch. Upon entry you are welcomed into the large lounge benefiting from a bay window. The kitchen offers an array of wall and base units, plenty of countertop space, integrated sink, electric hob and oven and further space for suitable fitted appliances. Completing the ground floor is a family bathroom consisting of a bathtub with shower over, hand wash unit and WC.

Heading upstairs you are presented with three double bedrooms, the main bedroom benefiting from built in wardrobe space.

Externally, the home has a well-sized private rear garden with a paved patio, artificial lawn and a large shed at the rear.

Viewing this home is highly recommended.







### 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> October 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 DOUBLE BEDROOMS  
POPULAR RESIDENTIAL LOCATION  
PRIVATE REAR GARDEN  
BOARDED LOFT  
CENTRAL HEATING

### Lounge

5.33m (17'6") max into bay x 4.20m (13'9")

### Bathroom

2.80m (9'2") x 1.70m (5'7")

### Kitchen

3.80m (12'6") x 3.51m (11'6")

### Bedroom 1

5.31m (17'5") max x 3.20m (10'6") max

### Bedroom 2

3.90m (12'10") x 3.00m (9'10")

### Bedroom 3

3.00m (9'10") x 2.20m (7'3")

### Viewer's Note:

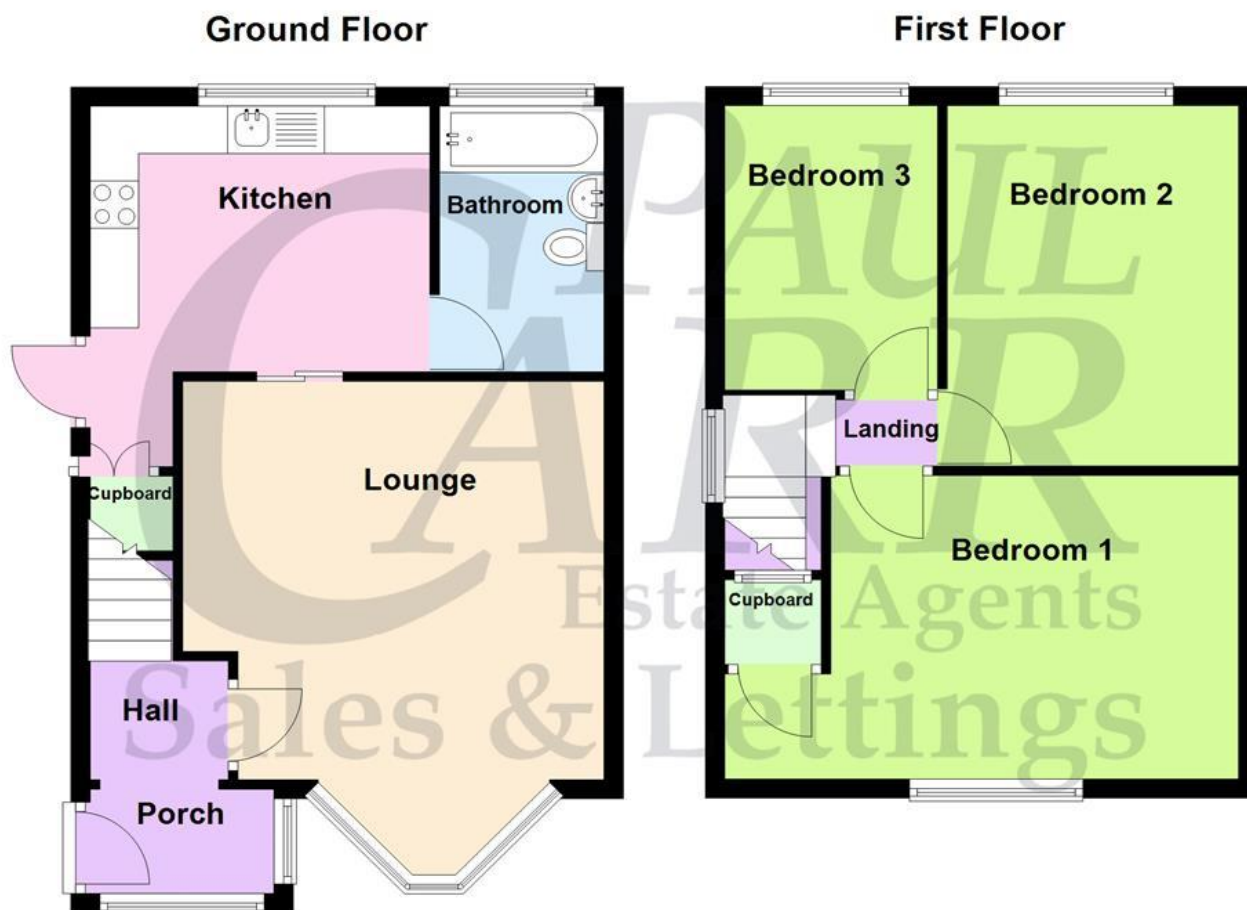
Services connected: Gas Electric Water Drainage

Council tax band: A

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

