



Sidcup Road, Kingstanding
Birmingham, B44 0LP

£220,000

Kingstanding

£220,000



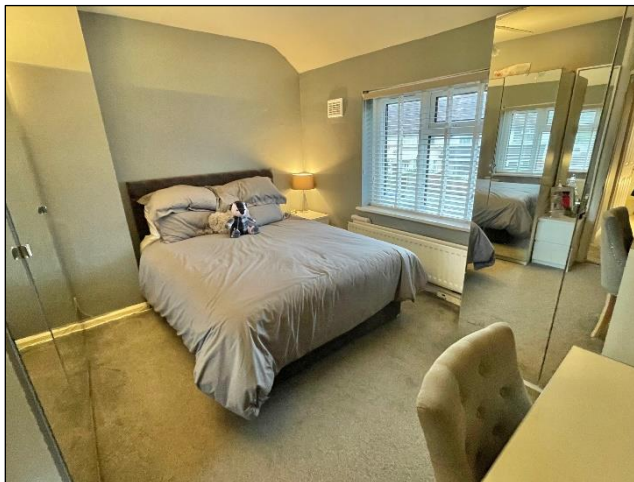
A stunning, immaculately presented and extended home offering a very versatile layout with the added benefit of a very useful loft room, conservatory, car charging port as well as access from Landswood Close which offers scope for additional parking.

Set behind a block paved frontage (kerb not dropped), this delightful property is accessed via a porch leading to the entrance hall with stairs off and a door to the lounge which has a bay window to the front and understairs storage cupboard. The impressive open plan kitchen / conservatory is ideal for modern family life and has a range of fitted units, built in oven and hob, spaces for a washing machine, fridge and slimline dishwasher, ample room for a table and chairs whilst an opening leads to the fantastic conservatory which offers a variety of uses and has windows and double doors out to the garden.

On the first floor there are two double bedrooms, the master has a window to the front, and a door leads to a lobby with a window to the front, fitted wardrobe, additional storage cupboard and a staircase to the exceptional loft room with two velux windows to the rear. Back on the first floor there is an additional bedroom with a window to the rear as well as a good size bathroom with a white suite comprising of a bath as well as a separate shower cubicle, wall tiling and a window to the rear. Outside the garden forms another impressive feature with a patio area suitable for garden furniture leading to the lawn with a central path with a garden pub, perfect for entertaining. A gate provides access to a further garden area which is alongside Landswood Close and could be converted to provide storage for cars or a caravan and viewing of this exceptional, double glazed and centrally heated home is a must.

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

IMMACULATLY PRESENTED
TWO BEDROOMS
MID TERRACED
EXTENDED
CONSERVATORY

Lounge
5.16m (16'11") into bay x 3.66m (12') max

Stunning Dining Kitchen
4.64m (15'3") x 2.84m (9'4")

Conservatory
3.19m (10'6") x 2.92m (9'7")

Bedroom 1
3.69m (12'1") x 3.29m (10'10")

Bedroom 2
3.90m (12'10") x 2.75m (9')

Bathroom
2.40m (7'11") x 1.96m (6'5")

Useful Loft Room
5.25m (17'3") max x 3.07m (10'1") max

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: 15th October 2025

Viewer's Note:

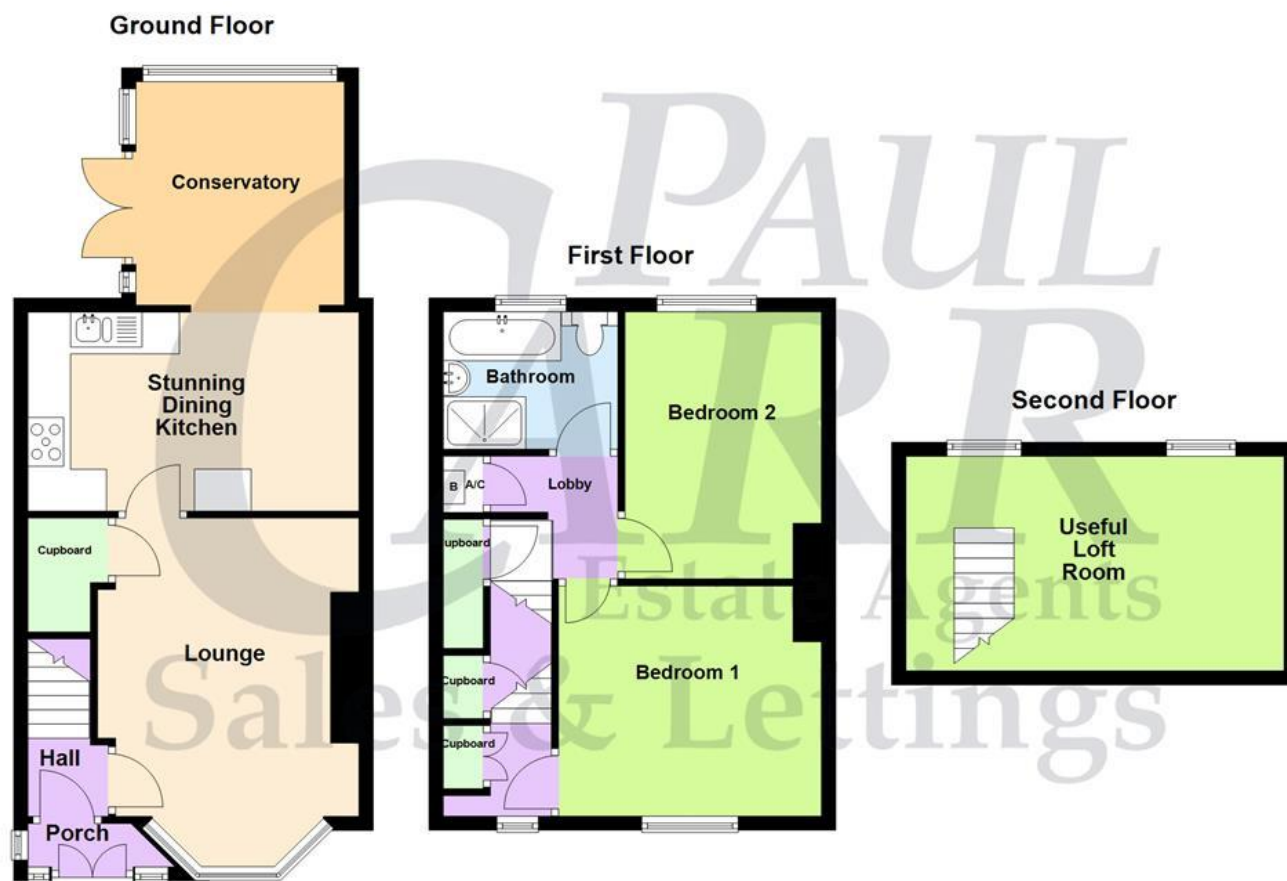
Services connected: Gas Electric Water Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

