



Kingstanding Road, Kingstanding
Birmingham, B44 9RH

Offers Over £230,000

Kingstanding

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Offered with no upward chain, this traditional three bedroom semi detached home is set in a popular location and a short walk from open parkland and is the perfect family home.

Set behind a spacious front driveway, the property comprises of a welcoming reception hall with stairs off and door leads into the lounge / dining room which has a bay window to the front and double doors to the rear. The extended kitchen has a range of units and offers scope to improve, with a window to the rear and a door leads into the conservatory.

Upstairs, the main bedroom is a good sized double with a bay window to the rear and built in wardrobes with the second room being another good size with a bay window to the front and built in wardrobes. The third room is a good size with a window to the rear and the modern shower room has a large shower cubicle, wash basin, WC and a window to the side.

Outside the rear garden has a patio area to create an easy to maintain space with a path leading to the rear garage which is accessed via the rear right of way. This double glazed and centrally heated home must be viewed to appreciate the space and potential on offer.





Property Specification

NO UPWARD CHAIN
GREAT LOCATION
CLOSE TO OPEN PARKLAND
SPACIOUS DRIVEWAY
REAR GARAGE

Lounge / Dining Room
6.60m (21'8") x 3.32m (10'11")

Kitchen
5.51m (18'1") x 1.99m (6'6")

Conservatory
3.91m (12'10") x 3.06m (10')

Bedroom 1
4.14m (13'7") into bay x 2.59m (8'6")

Bedroom 2
4.00m (13'2") into bay x 3.32m (10'11")

Bedroom 3
2.14m (7') x 2.03m (6'8")

Shower Room
2.37m (7'9") x 1.99m (6'6")

Rear Garage
5.38m (17'8") x 3.61m (11'10")

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: 3rd October 2023

Viewer's Note:

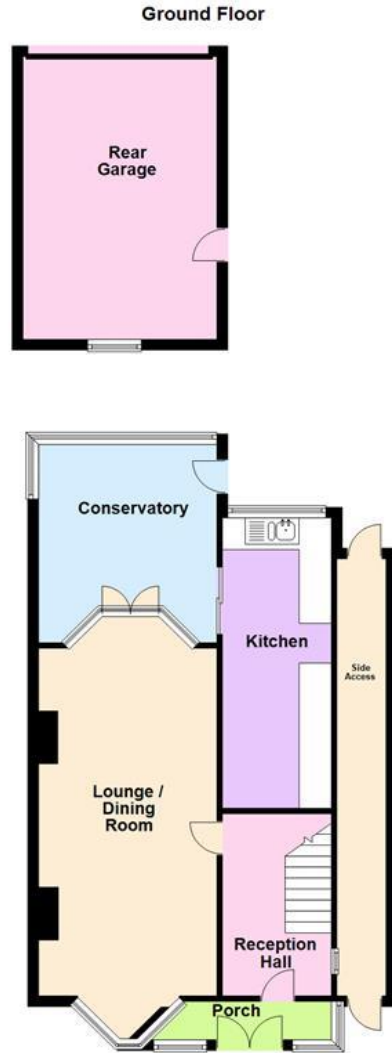
Services connected: Gas Electric water Drainage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

