



Endhill Road, Kingstanding
Birmingham, B44 9RP

£280,000

Kingstanding

£280,000



A well proportioned and extended, three bedroom semi detached family home located just a short walk from open parkland and adjacent to the border with Sutton Coldfield.

Set in this highly popular cul de sac behind an extensive block paved driveway, the property is accessed via a porch which leads to the reception hall with stairs off whilst the lounge has a bay window to the front and the rear reception room has patio doors to the conservatory and a feature fireplace. The extended kitchen is perfect for modern family life and has been thoughtfully fitted with a range of units, integrated dishwasher, washing machine, fridge and freezer, there is a built in oven and hob, two windows to the garden and a door provides access to the conservatory which has a variety of uses and windows and double doors to the garden.

On the first floor there are three bedrooms, the master is a double with a bay window to the front and fitted wardrobes either side of the chimney breast, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single with a window to the front. The well-appointed bathroom has a luxurious feel with a bath as well as a separate shower cubicle, wall tiling and a window to the rear.

Outside the beautiful, landscaped garden is a particular feature with a slabbed patio area providing ample space for garden furniture leading to the lawn with flower borders, mature trees and there is a vegetable patch at the top of the garden.

The side garage offers excellent storage as well as potential to convert into additional living accommodation, subject to the necessary permission and regulations and viewing of this double glazed and centrally heated home is essential.





Property Specification

THREE BEDROOMS
SEMI DETACHED
EXTENDED KITCHEN
CONSERVATORY
BEAUTIFULLY LANDSCAPED REAR GARDEN

Lounge
3.95m (13') into bay x 3.49m (11'5")

Dining Room
3.49m (11'5") x 3.20m (10'6")

Extended Kitchen
3.62m (11'11") x 3.52m (11'7")

Conservatory
2.66m (8'9") x 2.63m (8'8")

Bedroom 1
4.09m (13'5") into bay x 3.28m (10'9") max

Bedroom 2
3.20m (10'6") x 2.94m (9'8")

Bedroom 3
2.45m (8') max x 1.89m (6'2")

Bathroom
2.21m (7'3") x 2.06m (6'9")

Garage
5.58m (18'3") x 2.55m (8'5") 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: 5th March 2024

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		84
(69-80)	C		
(55-68)	D	63	
(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

