



Beacon Road, Kingstanding
Birmingham, B44 9RL

Offers Over £250,000

Kingstanding

Offers Over £250,000



Located in a highly sought after road, this traditional three bedroom semi detached property is the perfect family home.

Close to the Sutton borders, the property is set behind a block paved driveway and a porch leads into the reception hall with doors leading to the lounge, dining room and kitchen. The lounge has a bay window to front and feature fireplace, whilst the dining room has a bay window and a door to the garden. The kitchen offers scope to improve with some fitted units, a window to the rear and a door leading to the spacious garage which offers a range of options to really utilise the space on offer.

Upstairs the main bedroom is a good size double with a bay window to the rear, whilst the second room is another double with a bay window to the front. The third room is a single size with a window to the front. The modern bathroom has a bath with shower over, WC, wash basin and a window to the side.

This pleasantly presented, centrally heated and majority double glazed home must be viewed to appreciate the potential on offer.





Property Specification

TRADITIONAL SEMI DETACHED
THREE BEDROOMS
TWO RECEPTION ROOMS
KITCHEN WITH SOME FITTED UNITS
SPACIOUS GARAGE

Lounge

3.65m (12') into bay x 3.34m (10'11")

Dining Room

4.15m (13'8") into bay x 3.34m (10'11")

Kitchen

2.84m (9'4") x 1.82m (6')

Bedroom One

4.17m (13'8") into bay x 3.34m (10'11")

Bedroom Two

3.71m (12'2") into bay x 3.34m (10'11")

Bedroom Three

2.18m (7'2") x 1.82m (6')

Bathroom

2.42m (7'11") x 1.82m (6')

Garage

10.54m (34'7") x 2.92m (9'7") 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:

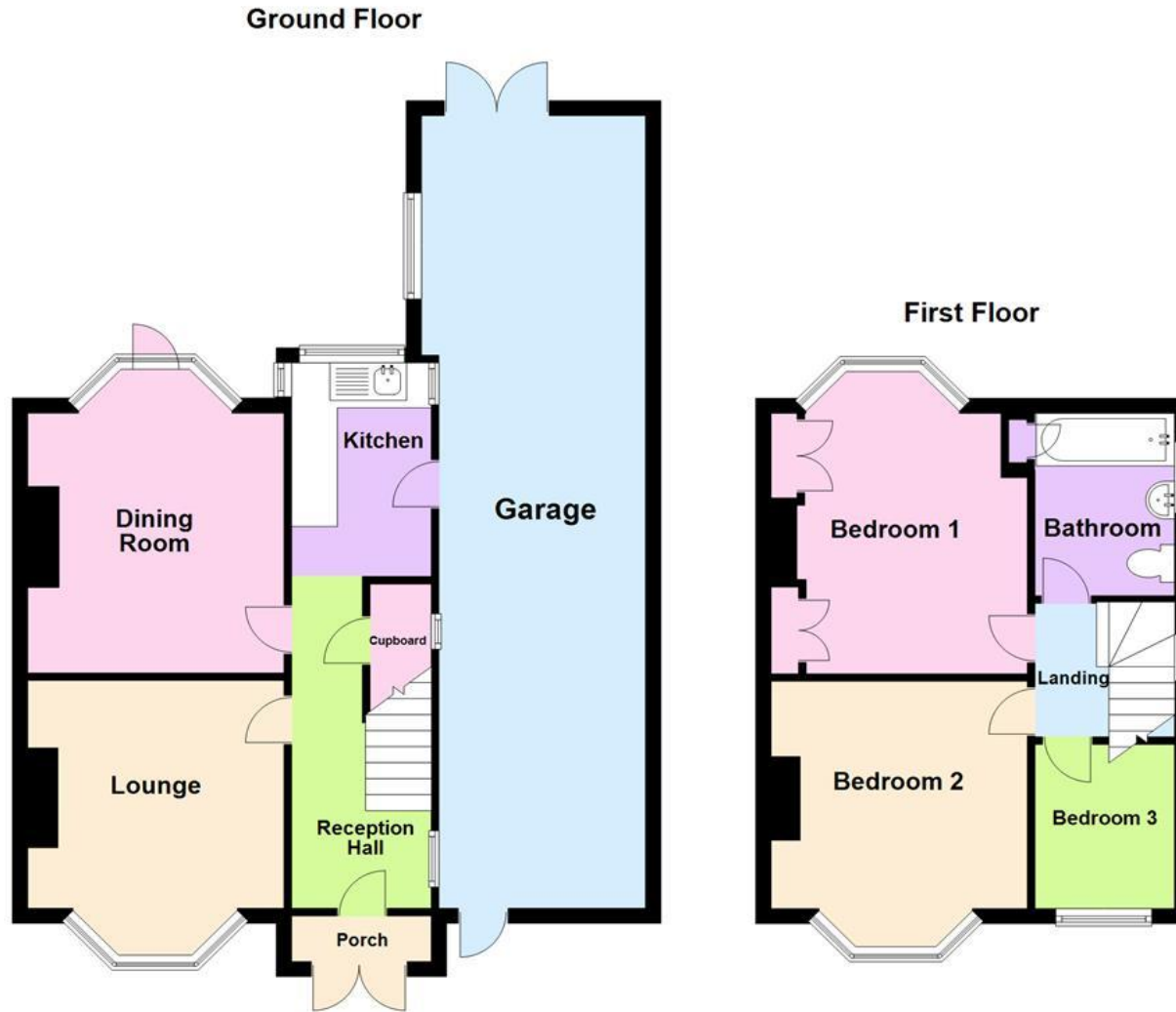
Services connected: Gas, Electric, Water, Drainage

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		87
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

