





23 Hemlingford Road, Kingsbury

Offers In Region Of £300,000

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Sometimes you walk into a property and just know—it's got good bones, it's been looked after, and there's loads you could do with it. That's exactly the feeling at 23 Hemlingford Road.

Tucked right at the bottom of a quiet cul-de-sac, this three-bed semi offers a brilliant opportunity to get stuck into a house with loads of upside. It's already had an extension to create a bigger kitchen/breakfast room, the lounge/diner spans the full length of the house, and the plot is wider than most on the road—so there's space, and then some.

The layout downstairs is simple and flows well. The front door opens into a small hallway, and then you're into the living/dining space—bright, full of potential, and just waiting for a few open-plan ideas or some creative zoning. The extended kitchen has breakfast space at the rear, and from here you get a great view out into the garden.

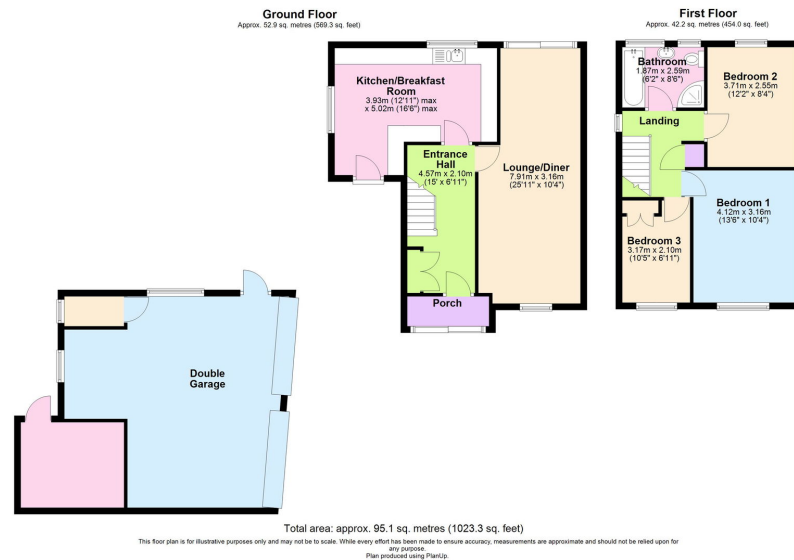
Upstairs, there are three bedrooms—two comfortable doubles and a third that's ideal as a child's room or home office—and a family bathroom. All neat and tidy, but ready for a style update.

Outside, the plot is one of this home's standout features. There's a double garage to the side which not only provides ample storage but gives you the option to convert (subject to the usual consents) or extend above. The garden itself is a great size—wider than average, nicely private, and ideal for summer get-togethers, kids, pets, or just getting creative with your green space.

Kingsbury's the kind of place where people stay. It's got a great community feel, a local primary school just down the road, and easy access to Kingsbury Water Park if you're into long walks or nature on your doorstep. You're only a few minutes' drive from Tamworth, with plenty of shopping, restaurants and train links—and the M42 is nearby if you need to commute.

In short, this is a house that's ready to be made your own. Whether you're buying your first place, moving up the ladder, or looking for a sensible project with clear potential, 23 Hemlingford Road is absolutely worth a look.





- Tucked away in a quiet Kingsbury cul-de-sac
- Spacious lounge/diner across the full width
- Great-sized garden with wide plot and privacy
- Loads of scope to improve and add value
- Easy access to Tamworth, Birmingham & M42
- Extended kitchen/breakfast room with garden views
- Double garage—ideal for conversion or extra storage
- Three bedrooms and tidy bathroom upstairs
- Walking distance to Kingsbury School and local shops
- No onward chain

