PAUL CARR Estate Agents Sales & Lettings

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Warren Hill Road, Kingstanding
Birmingham, B44 8HA

Offers Over £230,000

Kingstanding

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This Property is Being sold by Paul Carr Modern Auction.

Offered with no upward chain this three-bedroom semi-detached home on the popular Warren Hill Road is an ideal family home.

Approached via paved driveway with shared dropped kerb the property is entered via a porch and through to the reception hallway, leading to the front living room which benefits from a bay window and the rear dining room with views to the garden. The kitchen is well fitted with a Belfast sink and integrated oven with hob along with spaces for multiple appliances and an alcove under the stairs which would fit a fridge. There is also access to the garage and garden. Upstairs, the property benefits from three bedrooms. There are two double bedrooms both with bay windows and the rear bedroom also features fitted wardrobes while the third room to the front is also a good size and has access to eaves storage areas. The shower room is well fitted with a white suite consisting of a WC, wash basin and shower tray.
Outside, the garden features both patio and lawn areas and this gas centrally heated and double-glazed property offers excellent scope for future extensions (subject to planning permission) and must be viewed.

Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.

Property Specification

BEING SOLD BY PAUL CARR MODERN AUCTION
(BUY IT NOW OPTION AVAILABLE)
RESERVATION FEE APPLIES
NO UPWARD CHAIN
WELL PRESENTED SEMI-DETACHED HOME
WITH GREAT SCOPE

Reception Hall
4.32m (14'2") x 1.80m (5'11")

Lounge
4.02m (13'2") into bay x 3.18m (10'5")

Dining Room
4.53m (14'10") max x 3.00m (9'10")

Extended Kitchen
4.00m (13'2") x 3.43m (11'3") max

Bedroom 1
4.17m (13'8") into bay x 3.18m (10'5")

Bedroom 2
4.54m (14'11") into bay x 3.00m (9'10")

Bedroom 3
2.82m (9'3") max x 2.15m (7'1")

Shower Room
2.55m (8'5") x 1.98m (6'6")

Garage
4.35m (14'3") x 2.10m (6'11")

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: 2nd October 2026

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 £47.50 + VAT (£57 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.

Viewer's Note:

Services connected: Gas Electric Water Drainage Water Meter

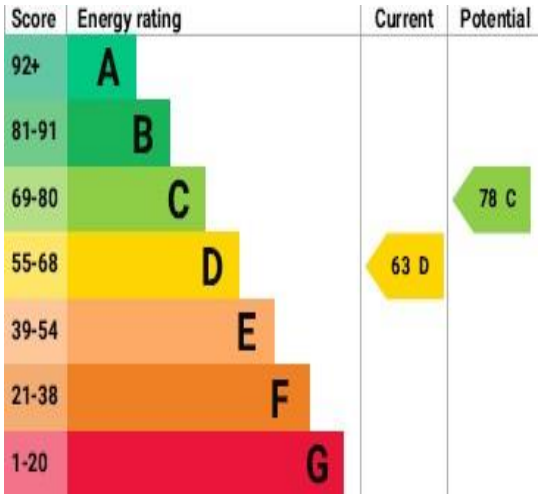
Council tax band: C

Tenure: Freehold

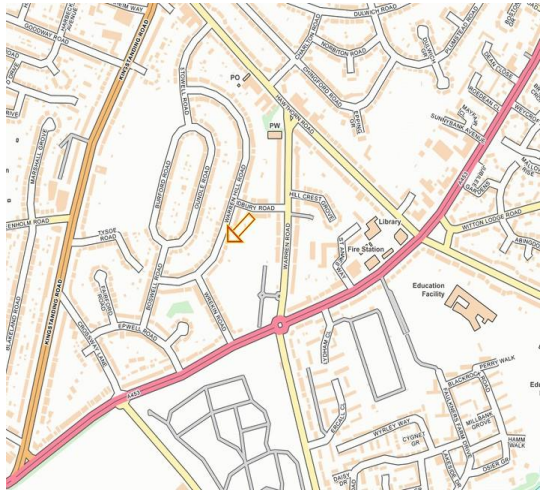
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman