



Warren Hill Road, Kingstanding  
Birmingham, B44 8ET

**£350,000**

# Kingstanding

£350,000



Welcoming to the market this excellent family home located on the popular Warren Hill Road. Situated close to good local school, shops and amenities making it perfect for first time buyers and growing families. Approached via a driveway suitable for multiple vehicles and entered through a secure porch.

Upon entry you are welcomed by an inviting hallway giving you access to the ground floor. The property consists of two reception rooms, a workshop and a WC. The extended kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, oven and space for suitable fitted appliances. Heading upstairs you are presented with four double bedrooms, all with built in wardrobe space. The family bathroom consists of a bathtub, hand wash unit WC. Completing the first floor is a second shower room with shower cubicle.

Externally, the home has a large private rear garden with a paved patio, lawned area and fencing to the perimeter. Viewing this extended family home is highly recommended.



# Property Specification



FOUR DOUBLE BEDROOMS  
SEMI DETACHED  
TWO RECEPTION ROOMS  
LARGE SIDE AND REAR EXTENSION  
EXCELLENT FAMILY HOME

**Dining Room**  
4.21m (13'10") max into bay x 3.50m (11'6")

**Living Room**  
4.36m (14'4") max into bay x 3.50m (11'6")

**Kitchen**  
4.40m (14'5") max x 4.27m (14')

**Workshop**  
4.50m (14'9") x 2.27m (7'5")

**WC**  
1.10m (3'7") x 0.58m (1'11")

**Bedroom 1**  
3.50m (11'6") x 3.30m (10'10")

**Bedroom 2**  
4.36m (14'4") max x 3.50m (11'6")

**Bedroom 3**  
4.27m (14') x 3.40m (11'2")

**Bedroom 4**  
3.30m (10'10") x 2.30m (7'7")

**Bathroom**  
1.90m (6'3") x 1.70m (5'7")



## 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:

**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 £40 + VAT (£48 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:

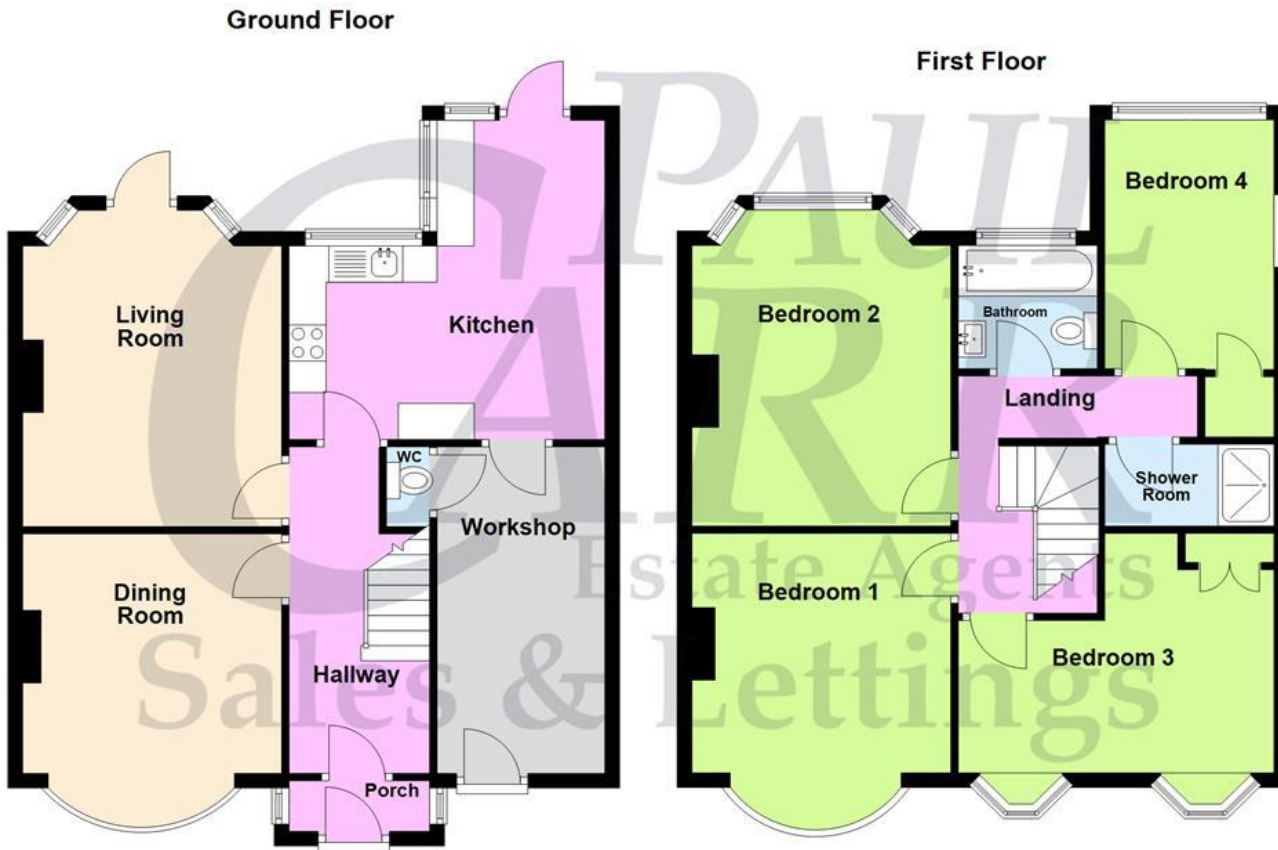
Services connected: Gas Electric Water Drainage

Council tax band: D

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

