PAUL CARR Estate Agents Sales & Lettings

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Warren Hill Road, Kingstanding
Birmingham, B44 8EX

Offers Over £300,000

Kingstanding

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Welcoming to the market this well presented four bedroom, link-semidetached home located on the popular Warren Hill Road. Situated close to good local schools, shops, amenities and it is perfect for modern family living.

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 front lounge which has a bow window to a south facing aspect. The rear living room is a large room which currently occupies as a dining room. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer and space for an oven and hob. Completing the ground floor is a useful utility, WC and integral garage. Heading upstairs you are presented with four bedrooms, three of which are good sized doubles and then a smaller but still generously sized fourth bedroom. The family shower room consists of a corner shower cubicle and hand wash unit and a separate WC.

Externally, the home has a large private rear garden with a paved patio, lawned area a storage area. Viewing this home is highly recommended.





















Property Specification

EXTENDE FOUR BEDROOM HOME
EXCELLENT FAMILY HOME
INTEGRAL GARAGE
TWO RECEPTION ROOMS
LARGE PRIVATE REAR GARDEN

Lounge
4.67m (15'4") max into bay x 3.40m (11'2")

Living Room
5.40m (17'9") x 3.40m (11'2")

Kitchen
4.33m (14'2") x 1.90m (6'3")

Utility
2.20m (7'3") x 2.10m (6'11")

WC
6' 7" x 3' 11" (2m x 1.2m)

Bedroom 1
4.43m (14'7") max into bay x 3.40m (11'2")

Bedroom 2
4.30m (14'1") x 3.40m (11'2")

Bedroom 3
4.81m (15'9") x 2.40m (7'10")

Bedroom 4
2.30m (7'7") x 2.10m (6'11")

Shower Room
13' 5" x 6' 3" (4.1m x 1.9m)

WC
2' 11" x 3' 11" (0.9m x 1.2m)

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 £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:

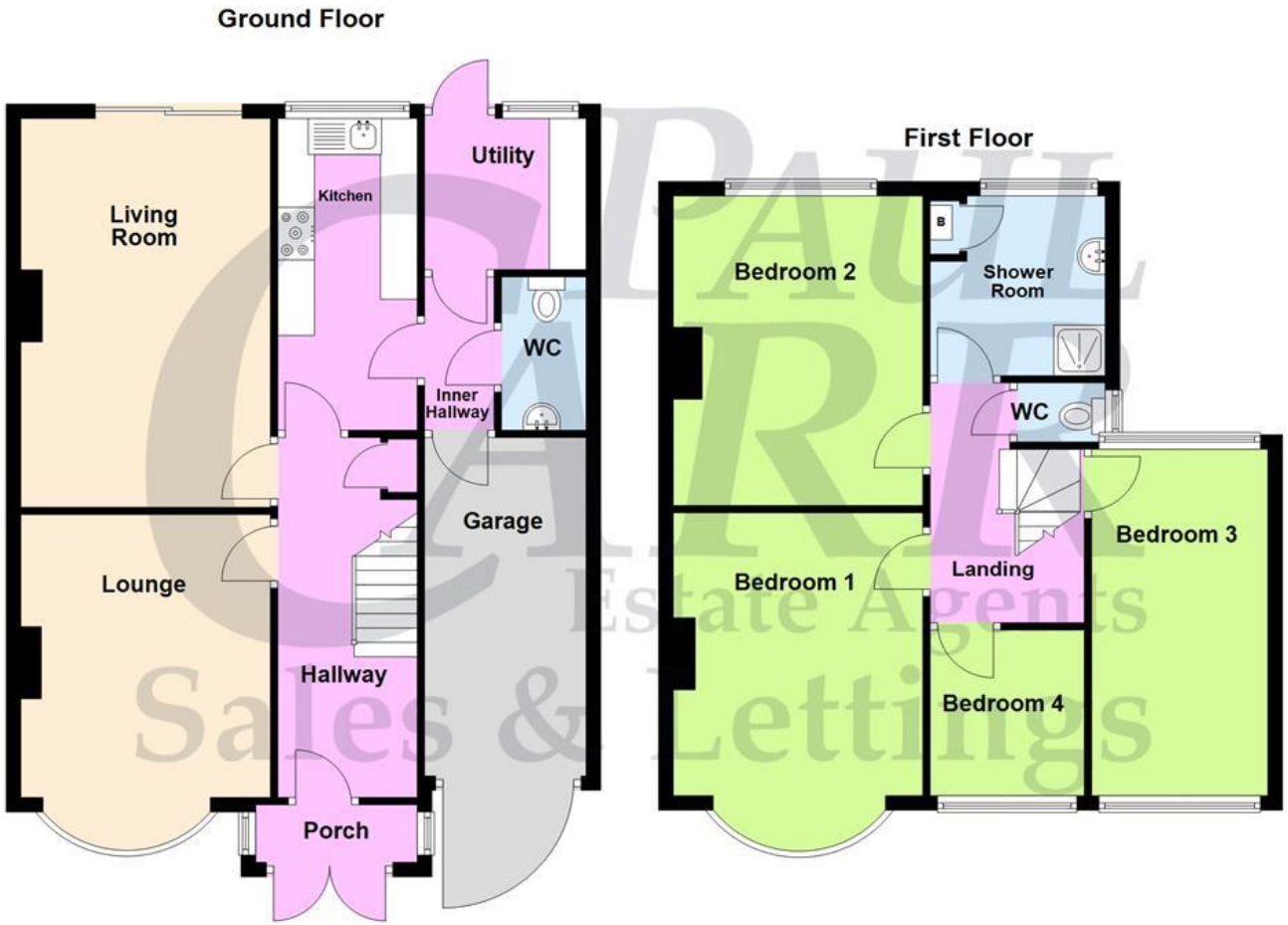
Services connected: Gas Electric Water Drainage

Council tax band: D

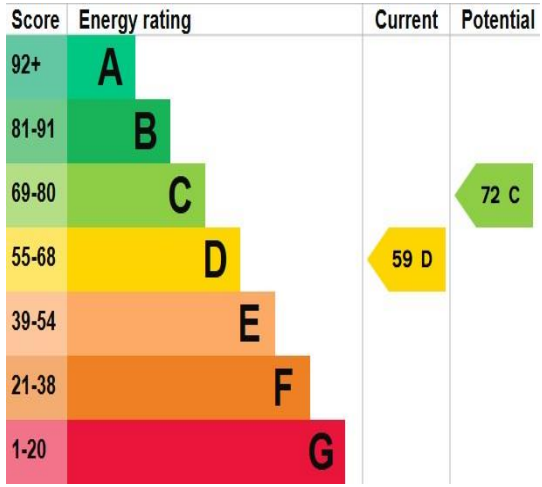
Tenure: Freehold

Floor Plan

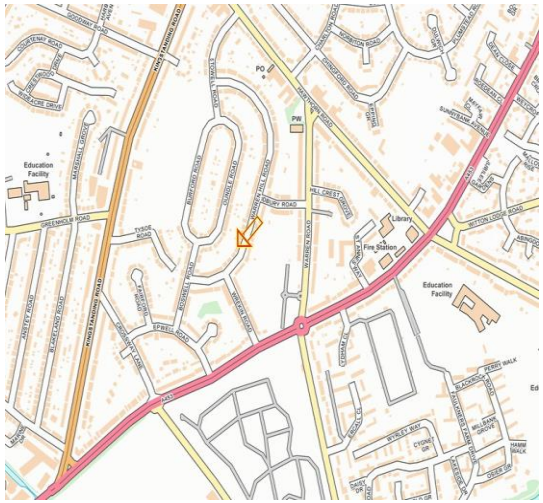
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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