



Warren Hill Road, Kingstanding
Birmingham, B44 8ES

£290,000

Kingstanding

£290,000



This extended three-bedroom semi-detached home on the popular Warren Hill Road offers extensive living space and is ideal for First Time Buyers or home movers.

Approached via a block paved driveway with dropped kerb the property is entered via a porch and through to the hallway which has been combined with the former garage to create a large entrance area. This could be used as an office space and benefits from a downstairs WC. The hallway continues to the large lounge which features both front and rear bay windows and the kitchen located at the rear of the property has been extended and benefits from ample work surfaces and storage, spaces for a cooker and two appliances such as a dishwasher and washing machine. The boiler is also located on the wall and there is access to the garden.

Upstairs, the property benefits from three generous bedrooms and two of these are double rooms with bay windows, the front of which also features built-in wardrobes. The third bedroom has been extended to the side and is therefore a great size and benefits from built-in wardrobe space along with two windows to the front offering plenty of natural light. The modern shower room to the rear of the property benefits from a WC, wash basin and large walk-in shower.

Outside, the garden is immaculately presented and features a patio, tiered lawn areas and there is a large shed at the back which would make for a great workshop.

This gas centrally heated and double-glazed property has fantastic scope for future extensions (subject to planning permission) and must be viewed to appreciate the accommodation on offer.





Property Specification

EXTENDED SEMI DETACHED HOME
THREE BEDROOMS
LARGE ENTRANCE AREA AND DOWNSTAIRS WC
THROUGH LOUNGE
EXTENDED KITCHEN

Reception Hall
4.27m (14') x 1.86m (6'1")

Through Lounge
8.33m (27'4") into bays x 3.50m (11'6")

Extended Kitchen
4.56m (14'11") max x 4.30m (14'1")

Office Area
3.15m (10'4") x 2.07m (6'10")

WC

Bedroom 1
4.37m (14'4") max x 3.50m (11'6")

Bedroom 2
4.19m (13'9") into bay x 3.48m (11'5") max

Bedroom 3
4.26m (14') x 2.12m (6'11")

Shower Room
2.65m (8'8") x 1.94m (6'4")

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:

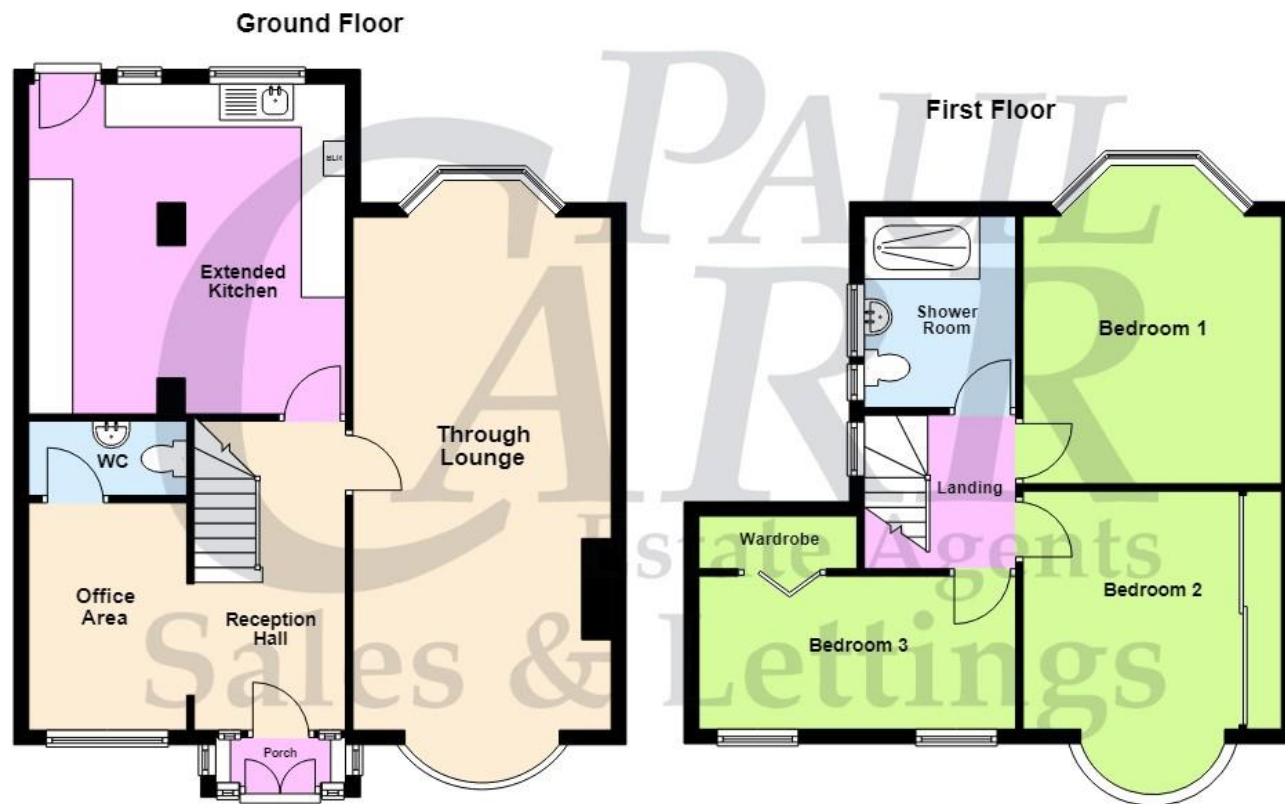
Services connected: Gas Electric Water Drainage Water meter

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		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Map Location

