



**Kingsdown Road, Birmingham B31 1AJ**

**welcome to**

## **Kingsdown Road, Birmingham**

EXTENDED and very well presented refurbished 4 bed Semi-Detached property offering a SPACIOUS Kitchen/Diner, FOUR bedrooms with en-suite, family bathroom and downstairs W/C, with a LARGE GARDEN, off-street parking for THREE vehicles, garage & utility room.

### **Agent Note**

This property is council tax band D.

### **Entrance Porch**

Enter into entrance hall.

### **Entrance Hall**

Stairs to first floor, laminate flooring, central heating radiator, ceiling light connection.

### **Lounge**

28' 9" x 10' 4" ( 8.76m x 3.15m )

Double glazed bay window to front & french doors to rear, carpet, ceiling light connection, central heating radiator, feature fireplace with inset log burner, air con.

### **Bedroom With En-Suite/Wet Room**

15' 5" x 7' 5" ( 4.70m x 2.26m )

Double glazed window to front, carpet, central heating radiator, ceiling light connection.

En-suite - Fully tiled walls, skylight, shower, low level flush w/c, wash hand basin, heated towel rail.

### **Kitchen**

18' 7" x 13' 6" ( 5.66m x 4.11m )

Double glazed window to rear, skylight window, range of wall & base units with marble worktops over & marble splash back, range cooker with gas hobs and electric oven & cooker hood over, sink & drainer, dishwasher, space for American fridge freezer, laminate floors.

### **Downstairs W/C**

Half tiled walls, central heating radiator, tiled floor, wash hand basin, low level flush w/c.

### **Utility**

9' 6" x 6' 3" ( 2.90m x 1.91m )

Laminate floor, range of wall & base units with worktops over, plumbing for washing machine and space for tumble dryer, central heating radiator.

### **Landing**

Doors to all three bedrooms and bathroom, carpet, loft access.

### **Loft Space**

Part boarded with ladder access & electricity.

### **Bedroom 1**

11' 11" x 10' 7" ( 3.63m x 3.23m )

Double glazed window, carpet, ceiling light connection, central heating radiator, air con.

### **Bedroom 2**

10' 1" x 7' 7" ( 3.07m x 2.31m )

Double glazed window, carpet, ceiling light connection, central heating radiator, air con.

### **Bedroom 3**

13' 3" x 10' 5" ( 4.04m x 3.17m )

Double glazed window, carpet, ceiling light connection, central heating radiator.

### **Bathroom**

12' 7" x 6' 3" ( 3.84m x 1.91m )

Double glazed frosted window, fully tiled, bath, shower cubical, low level flush w/c, wash hand basin, wall mounted heated towel rail, central heating radiator.

### **Front Garden**

Block paved driveway, lawned area.





### **Rear Garden**

Patio area, lawned area, shrubbery, flowers, trees, bushes, pathway to rear of the garden. Very well maintained.

### **Garage**

16' 6" x 11' 5" ( 5.03m x 3.48m )  
Shelving & electrics. Could potentially be converted to an additional room.

### **Parking**

Driveway for up to three cars.



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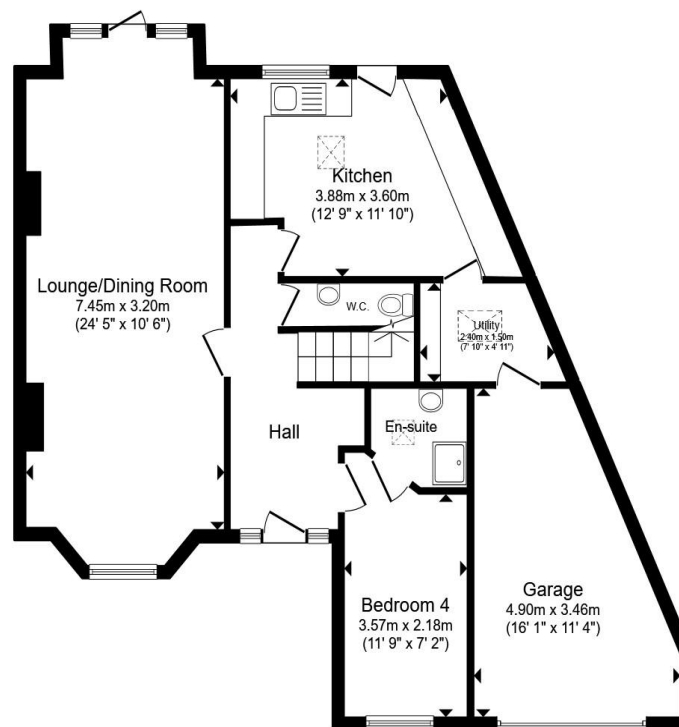
## Kingsdown Road, Birmingham

- Well Presented Refurbished semi-detached.
- Approached via driveway.
- Air conditioning throughout
- Four bedrooms, en-suite/wet room to ground floor bedroom with shower, W.C. & wash hand basin.
- Family bathroom comprising of panelled bath with shower fitment, wash hand basin and W.C

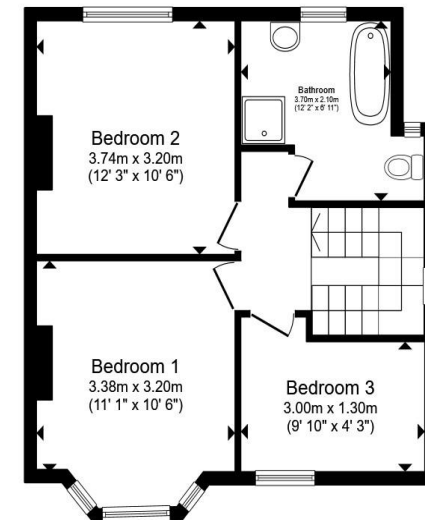
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers in the region of **£450,000**



Ground Floor



First Floor

Total floor area 133.3 m<sup>2</sup> (1,434 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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