



Warren Hill Road, Kingstanding  
Birmingham, B44 8ES

Offers Over £250,000

# Kingstanding

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A well presented three bedroomed traditional semi detached family home, located on this highly popular road and set behind a block paved driveway.

The impressive property is accessed via a porch which leads to the welcoming reception hall with stairs off and doors lead to the kitchen as well as the through lounge / dining room with a bay window to the front and a door with windows either side to the rear garden. The kitchen has some fitted units with spaces for an oven as well as a washing machine and is open into the verandah which has some fitted units, space for an American style fridge freezer, there is a window and door to the garden and a door leads to the garage which offers ample storage, there is an electric car charging port and this area could be converted into an additional room (subject to building regs).

On the first floor there are three bedrooms, the master is a double with a bay window to the front and fitted wardrobes either side of the chimney breast, the second bedroom is also a double with fitted wardrobes either side of the chimney breast and a window to the rear and the third bedroom is a single with a window to the front. The bathroom has a white suite with a shower over the bath, wall tiling, cupboard housing the central heating boiler and a window to the rear and there is a separate WC with a single glazed window to the side.

Outside the lovely, good sized rear garden has a patio area suitable for garden furniture which leads to the lawn, there is a path to a further patio and garden area and this double glazed and centrally heated home must be viewed.





## Property Specification

THREE BEDROOMS  
SEMI DETACHED  
CONSERVATORY  
GARAGE  
THROUGH LOUNGE

Reception Hall  
4.28m (14'1") max x 1.95m (6'5")

Lounge / Dining Room  
7.79m (25'7") into bay x 3.48m (11'5")

Kitchen  
2.66m (8'9") x 1.95m (6'5")

Conservatory  
3.34m (10'11") x 2.69m (8'10")

Bedroom 1  
4.18m (13'9") into bay x 3.52m (11'7")

Bedroom 2  
3.68m (12'1") x 3.50m (11'6")

Bedroom 3  
2.14m (7') x 1.94m (6'4")

Bathroom  
1.94m (6'4") max x 1.69m (5'6")

Garage  
4.44m (14'7") x 1.90m (6'3") min

### 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: 22nd October 2025

**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:

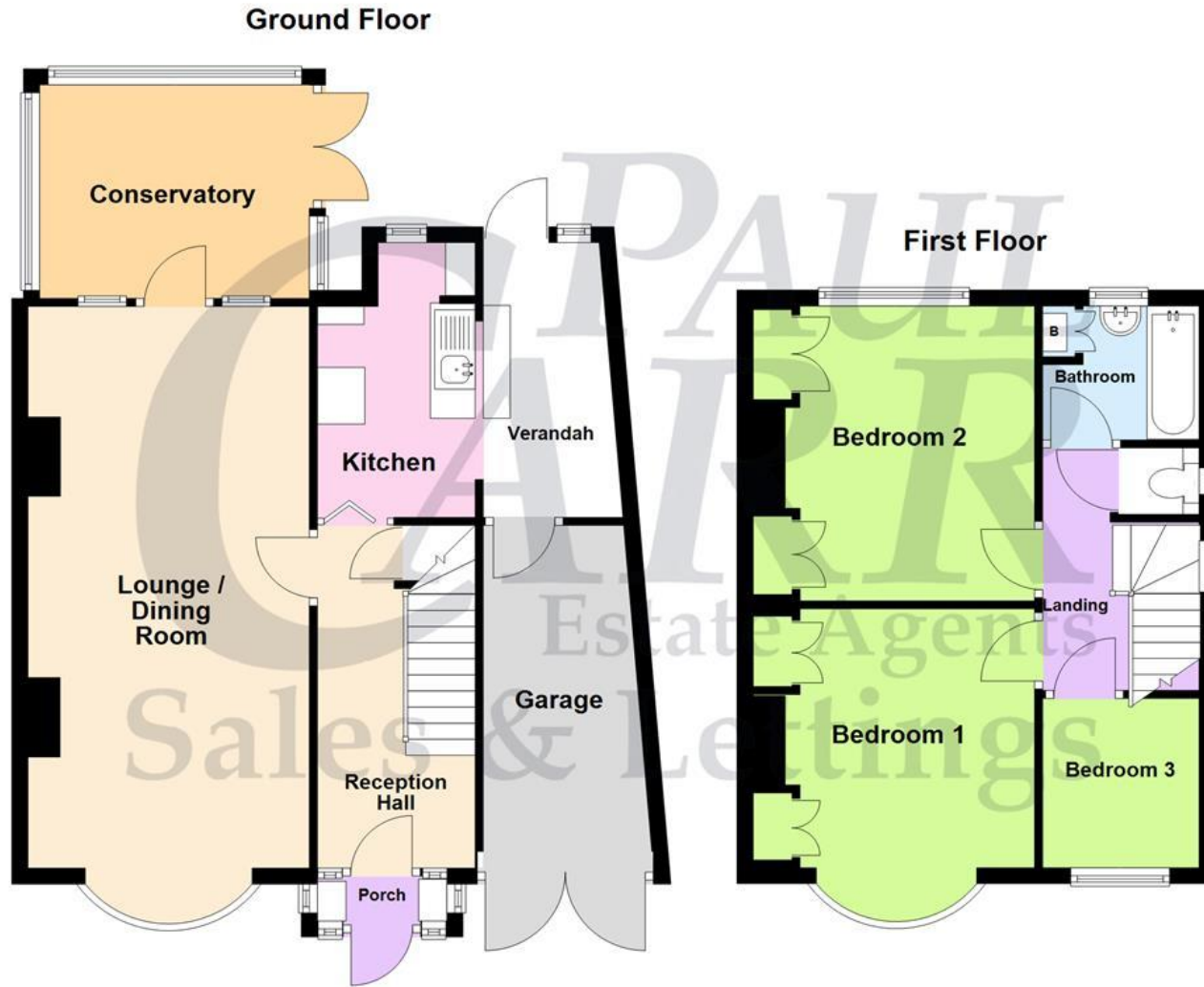
Services connected: Gas, Electric, Water, Drainage

Council tax band: C

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		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

