



Hartley Road, Kingstanding
Birmingham, B44 0RD

Offers Over £220,000

Kingstanding

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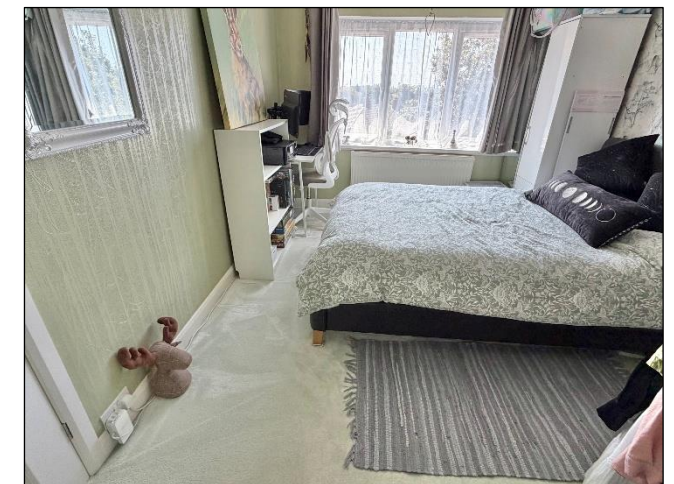


An extended and immaculately presented three bedroom end terraced, located close to the border of Sutton Coldfield and just a short drive from Sutton Park as well as the shops and leisure facilities at New Oscott.

Occupying a sweeping corner plot, this impressive home is set behind an extensive block paved drive and is accessed via a porch leading to the entrance hall with stairs off and a door to the lounge which has a bay window to the front and an understairs storage cupboard. The kitchen has been extended and is a good size with space for a table and chairs, ample fitted units, integrated freezer, spaces for a washing machine, tumble drier and cooker, whilst a window and door lead out to the garden. The bathroom has a white suite with a bath as well as a separate shower cubicle, wall tiling and a window to the rear.

On the first floor there are three well proportioned bedrooms, the master is a particularly spacious double with three windows to the front and an over stairs storage area, the second bedroom is also a double with a window to the rear whilst the third bedroom is a generous size with a window to the rear.

Outside the slabbed patio area enjoys an elevated position and has ample space for a table and chairs with steps down to the lawn, there is a decked area, a timber garden shed and viewing of this double glazed and centrally heated home is a must.





Property Specification

THREE BEDROOMS
END TERRACED
EXTENDED KITCHEN
IMMACULATLY PRESENTED
SWEEPING CORNER PLOT

Lounge
4.89m (16'1") into bay x 4.23m (13'10") max

Extended Kitchen
4.39m (14'5") x 3.37m (11'1")

Bathroom
2.86m (9'5") x 1.72m (5'8")

Bedroom 1
5.24m (17'2") x 3.44m (11'3")

Bedroom 2
3.84m (12'7") x 2.87m (9'5")

Bedroom 3
2.81m (9'3") x 2.27m (7'5")

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: 11th August 2026

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:

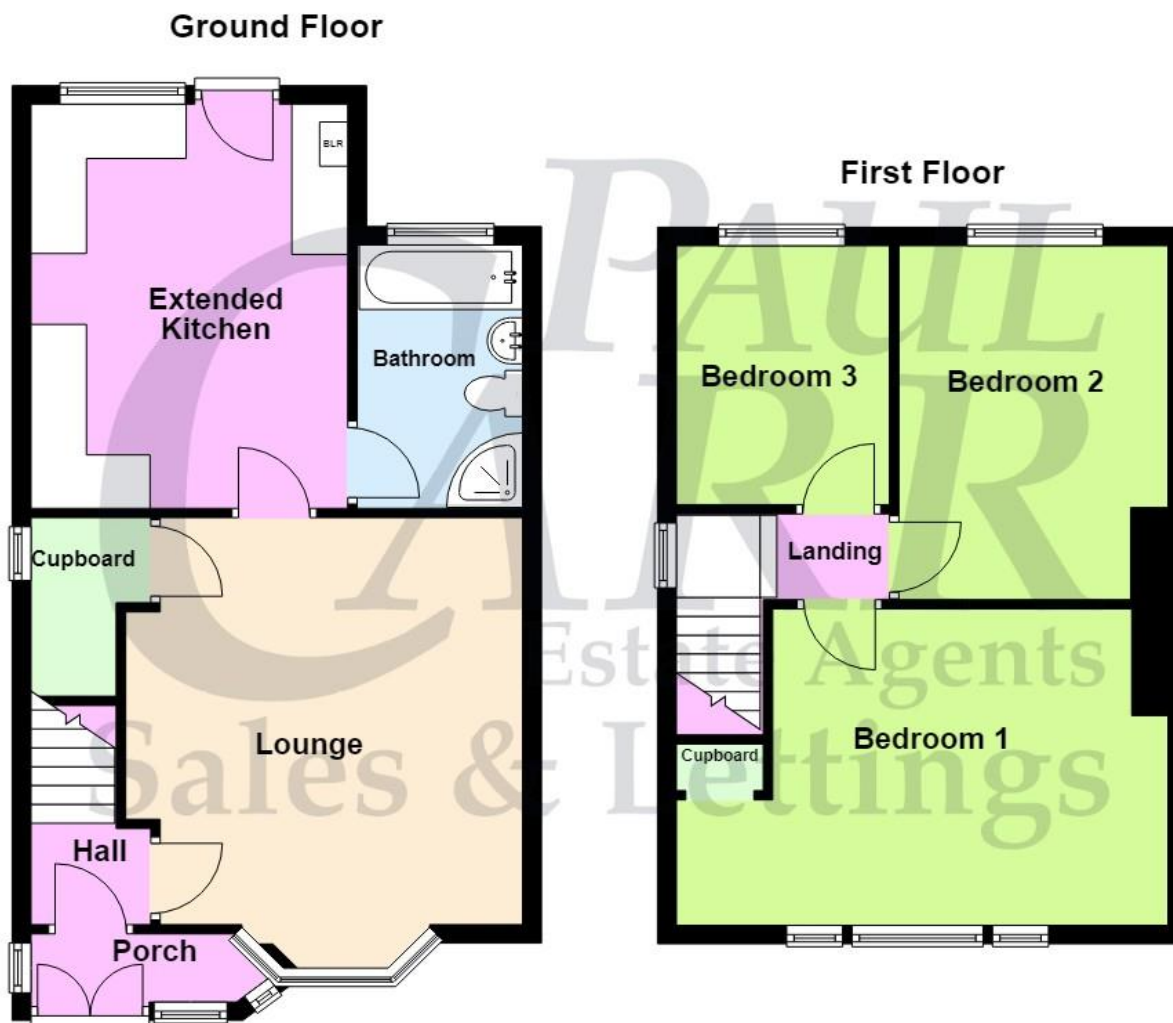
Services connected: Gas Electric Water Drainage Water Meter

Council tax band: B

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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

