PAUL CARR Estate Agents Sales & Lettings

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# Cranbourne Grove, Kingstanding
# Birmingham, B44 0BY

**Offers Over £200,000**

# Kingstanding

## Offers Over £200,000

3 | 1 | 1

A good sized three bedroom end terraced family home, located in this popular cul de sac, close to Kingsthorne Primary School and is ideal for First Time Buyers.

Set behind an extensive front drive providing ample parking, the property is accessed via a porch which leads to the reception hall with stairs off and a door opens into the good size lounge with a bay window to the front, feature fireplace and an understairs storage cupboard. The kitchen has a range of units with spaces for a cooker, washing machine, tumble drier, fridge and slimline dishwasher, there is a window and door to the garden whilst a further door provides access to the modern bathroom which has a white suite, shower over the bath, wall tiling and a window to the rear.

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

Outside the rear garden has a slabbed patio area suitable for garden furniture and leads to the lawn with a central path to the garden shed, gated side entrance and this double glazed and centrally heated home must be viewed.

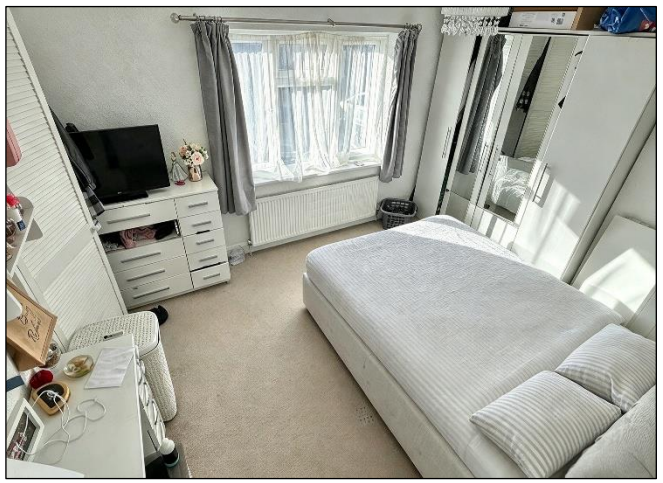




















# Property Specification

THREE BEDROOMS
END TERRACED
IDEAL FOR FIRST TIME BUYERS
EXTENSIVE FRONT DRIVE
POPULAR CUL DE SAC LOCATION

**Lounge**
**4.75m (15'7") into bay x 4.23m (13'10") max**

**Kitchen**
**3.15m (10'4") x 2.91m (9'7")**

**Bathroom**
**2.91m (9'7") x 1.90m (6'3")**

**Bedroom 1**
**4.21m (13'10") x 3.31m (10'10")**

**Bedroom 2**
**3.96m (13') x 2.88m (9'5")**

**Bedroom 3**
**3.00m (9'10") x 2.30m (7'7")**

## *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: 23rd November 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 £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:*

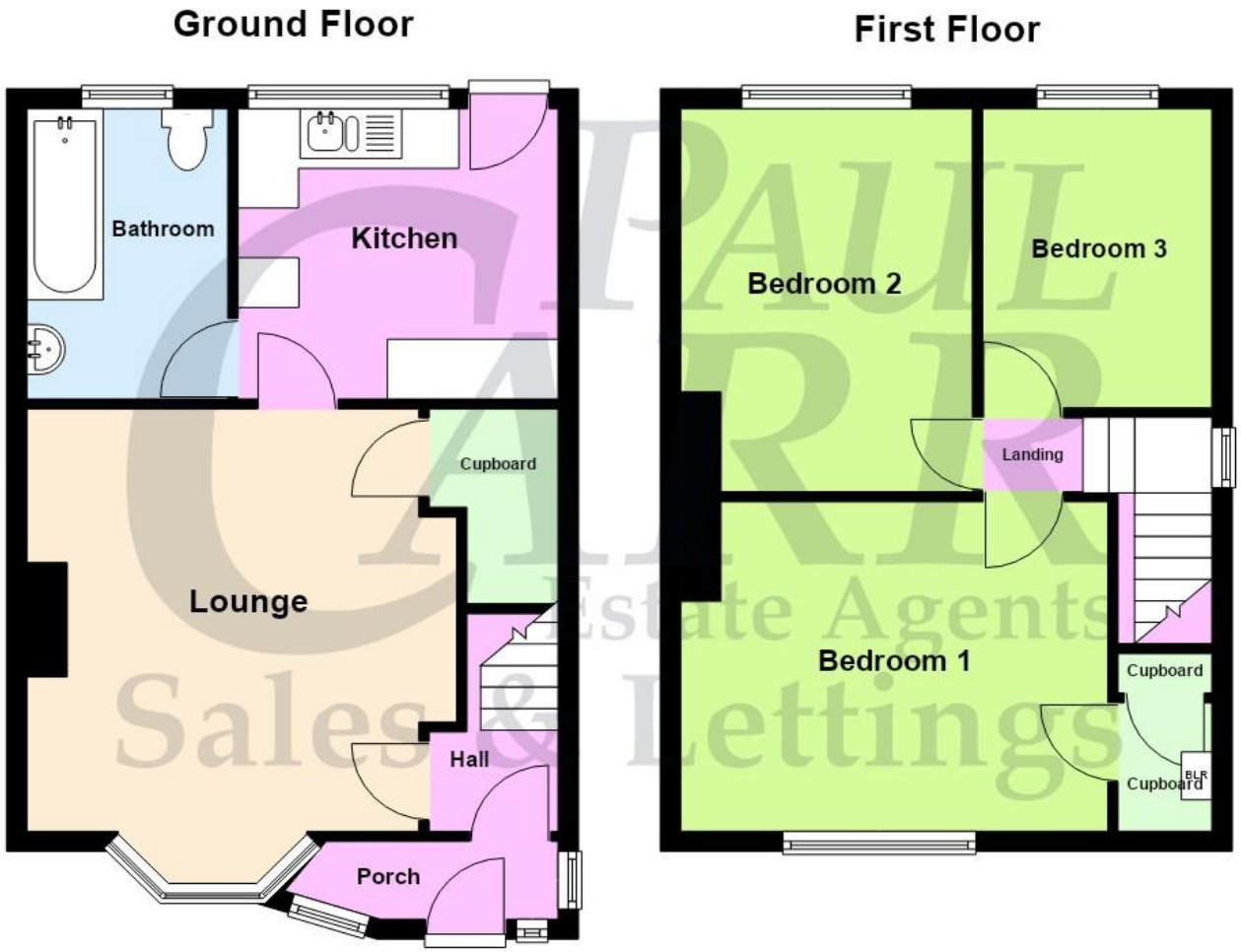
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

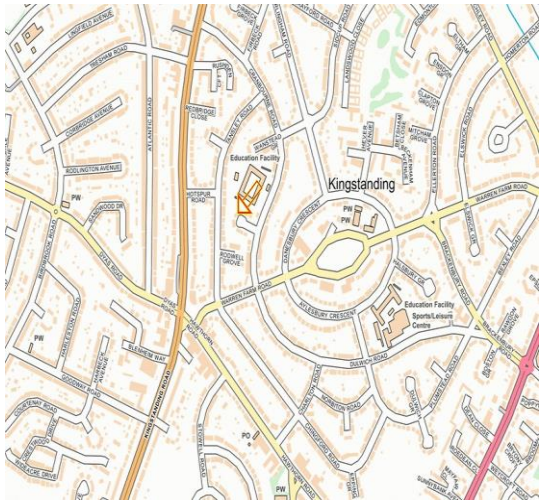
*This floor plan is not drawn to scale and is for illustration purposes only*




## Energy Efficiency Rating

**New Instruction Awaiting E.P.C.**

## Map Location

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