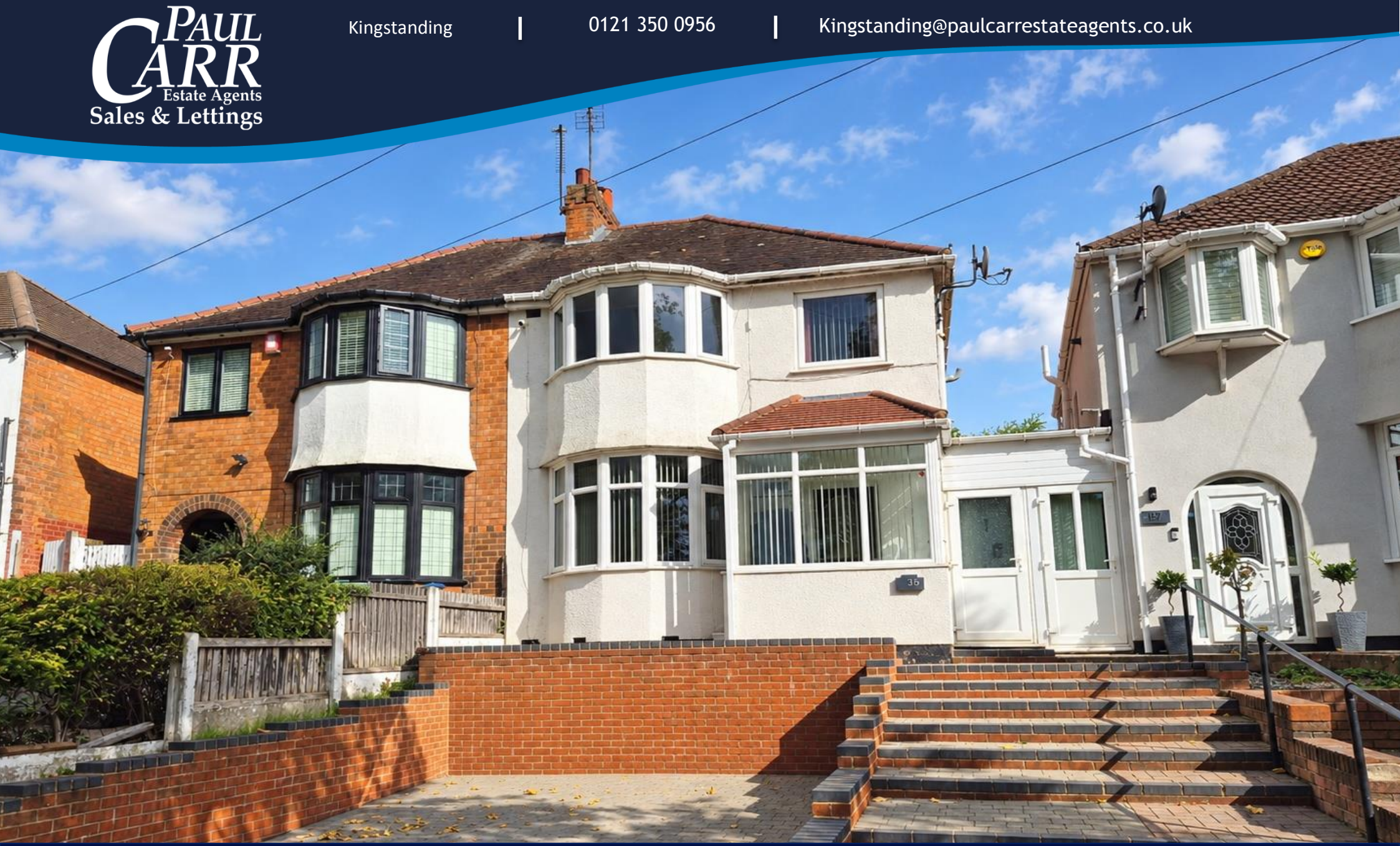
PAUL CARR Estate Agents Sales & Lettings

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Warren Hill Road, Kingstanding
Birmingham, B44 8ES

Offers Over £240,000

Kingstanding

Offers Over £240,000

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This well presented 3-bedroom semi-detached house on the popular Warren Hill Road is ideal for First Time Buyers or home movers.

The property is approached via a driveway with dropped kerb and up steps to the porch which leads through to the reception hallway and through lounge which benefits from a bay window to the front, creating great potential dining space and a door to the rear leading outside. The kitchen is extended and features a sink with additional bowl looking out to the garden, space for a cooker and washing machine along with access the side passage where the boiler is also located.

Upstairs, the property benefits from three bedrooms where there are two double rooms both complete with bay windows and the rear room also incudes a built-in wardrobe and feature panelling. The smaller room to the front is also a great size and the bathroom benefits from a white suite consisting of a WC, wash basin and P-shaped bath with shower over.

Outside, the garden is the star of the show and is exceptionally landscaped in a tiered fashion providing both patio and lawn areas with the top patio area offering great views of the surroundings and is an idea spot for an outdoor dining and entertainment area.

This gas centrally heated and externally double-glazed family home must be viewed to appreciate the accommodation available.





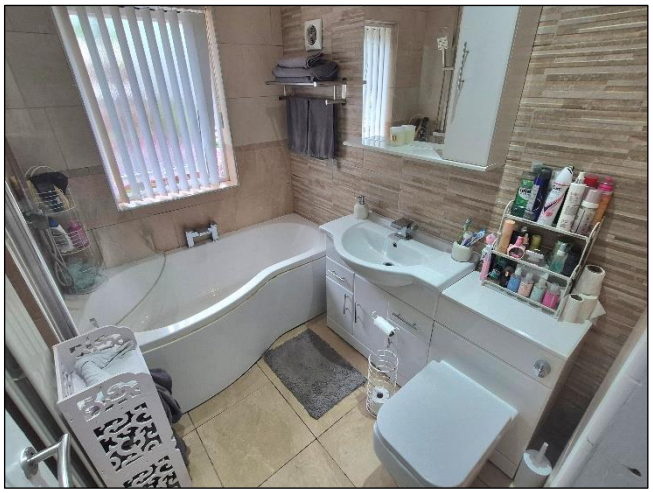
















Property Specification

THREE BEDROOMS
SEMI DETACHED
IDEAL FOR FIRST TIME BUYERS
EXTENDED KITCHEN
BEAUTIFUL REAR GARDEN

Through Lounge
8.21m (26'11") max x 3.32m (10'11")

Kitchen
4.62m (15'2") x 1.87m (6'2")

Bedroom 1
4.13m (13'6") into bay x 3.33m (10'11")

Bedroom 2
4.19m (13'9") into bay x 3.06m (10')

Bedroom 3
2.12m (7') x 2.11m (6'11")

Bathroom
2.83m (9'3") x 1.78m (5'10")

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: 23 September 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:

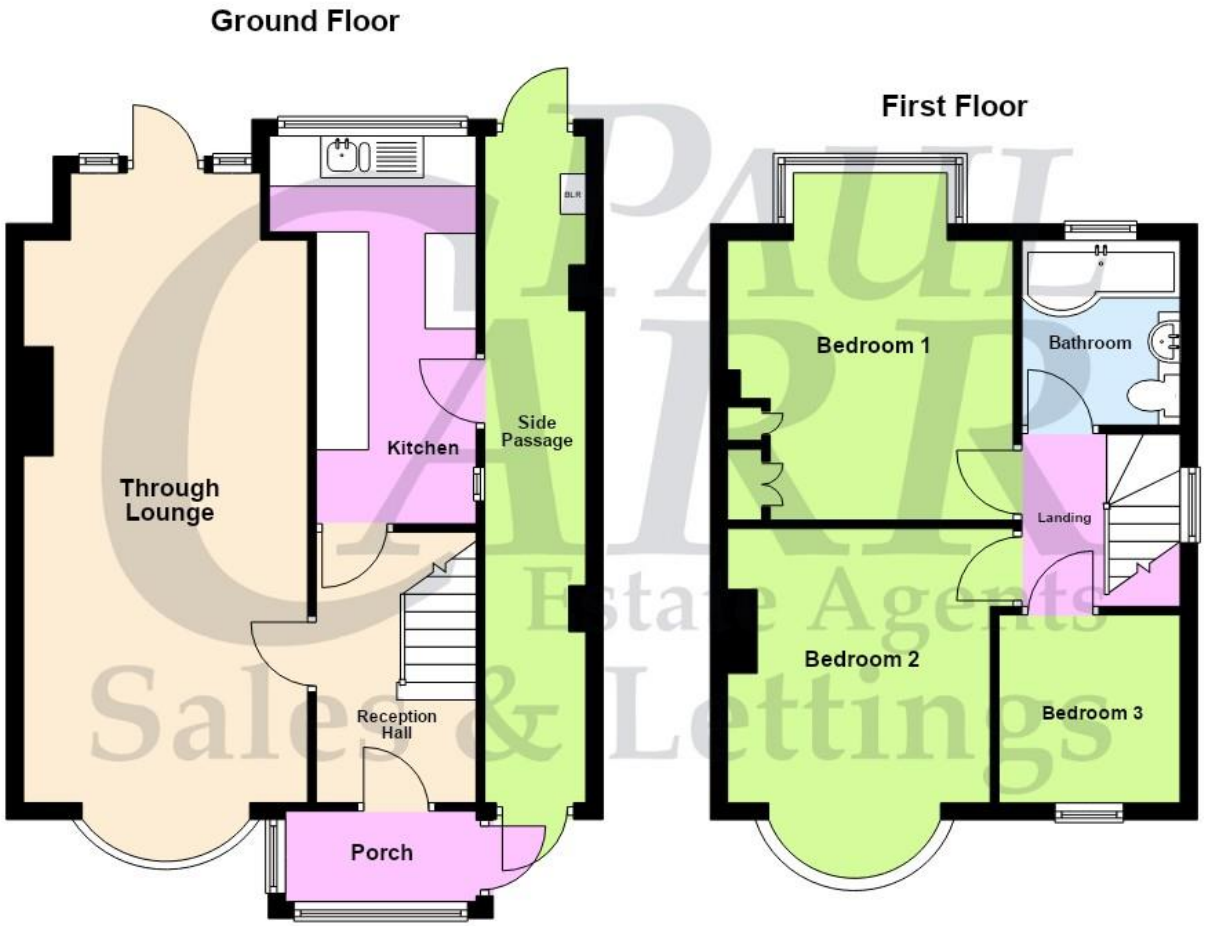
Services connected: Gas Electric Water Drainage

Council tax band: C

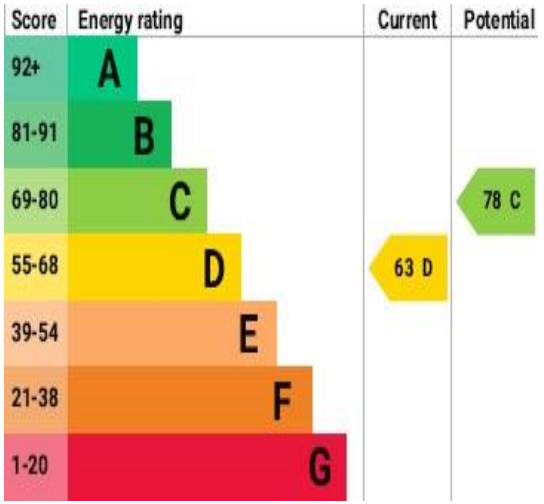
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman