PAUL CARR Estate Agents Sales & Lettings

Kingstanding | 0121 350 0956 | Kingstanding@paulcarrestateagents.co.uk



# Kingstanding Road, Kingstanding
# Birmingham, B44 9RS

**Offers Over £250,000**

# Kingstanding

## Offers Over £250,000

3 | 1 | 2

Offered with no upward chain, this most attractive and extended three / four bedroom semi detached offers a versatile layout and is located on this highly popular road, close to the border of Sutton Coldfield with open parkland just a short distance away.

Set behind an extensive driveway with a gravelled garden, the impressive property has space to the side and is accessed via a reception hall with stairs off and doors lead to the lounge as well as the dining room which has windows to the side and front and offers a variety of alternate uses including a bedroom / playroom as well as a work from home office. The lounge is a good size and has windows to the front and rear, feature fireplace and a door opens into the L shaped kitchen extension which has some fitted units, spaces for a cooker, washing machine, fridge and freezer, wall mounted central heating boiler and windows to the side and rear. A further door leads to a lobby which provides access to the garden with a useful WC off with a window to the rear. On the first floor there are three excellent bedrooms, the master is a particularly spacious double with windows to the front and rear, the second bedroom is also a double with a window to the front whilst the third bedroom is an impressive size with a window to the rear. The modern shower room has a white suite with part wall tiling and a window to the rear.

Outside the rear garden is particularly delightful with an abundance of mature shrubs, sunken water feature, space for a garden shed and this double glazed and centrally heated home must be viewed.





















# Property Specification

NO UPWARD CHAIN
THREE/ FOUR BEDROOMS
SEMI DETACHED
EXTENDED KITCHEN
EXTENSIVE DRIVEWAY

**Lounge**
**4.33m (14'2") x 3.63m (11'11") max**

**Dining Room / Possible Bedroom 4**
**3.91m (12'10") x 3.28m (10'9") max**

**Kitchen**
**4.49m (14'9") max x 4.26m (14')**

**Bedroom 1**
**4.33m (14'2") x 3.64m (11'11") max**

**Bedroom 2**
**3.35m (11') x 3.32m (10'11")**

**Bedroom 3**
**2.60m (8'6") x 2.41m (7'11")**

**Shower Room**
**1.89m (6' 2") x 1.51m (4' 11")**

**Car Port**
**4.30m (14'1") x 2.45m (8')**

## *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:

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:*

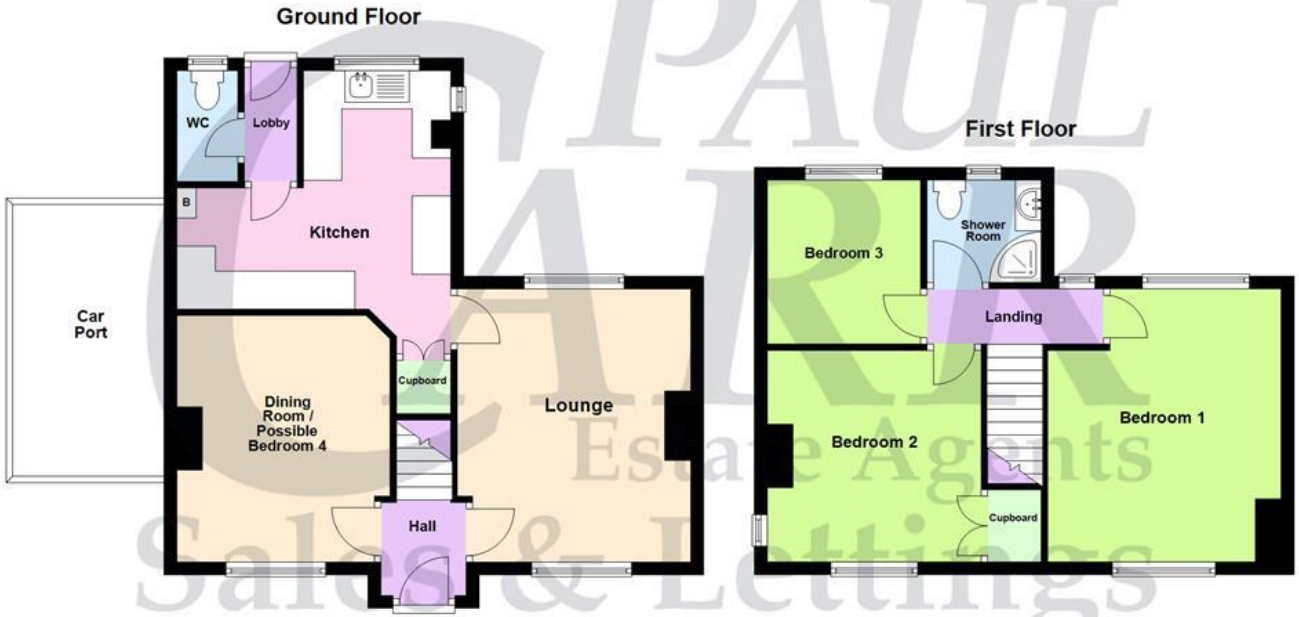
Services connected: Gas Electric Water Drainage

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

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

## Map Location




www.paulcarrestateagents.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman