PAUL CARR Estate Agents Sales & Lettings

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



# Newstead Road, Kingstanding
# Birmingham, B44 0RT

**Offers Over £250,000**

# Kingstanding

## Offers Over £250,000

4 2 3

Welcoming to the market with no onward chain, this well presented four bedroom end terrace home located on Newstead Road. Situated close to good local schools, shops, amenities making it perfect for first time buyers and investors.

Approached via a block paved driveway suitable for multiple vehicles and entered through a secure porch. Upon entry you are welcomed by a hall giving you access to the front lounge, the large open plan ground floor also offers a dining room and a further third reception room on the rear. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas hob and oven, built in fridge and freezer. Completing the ground floor is a useful fourth bedroom with a wet room ensuite. Heading upstairs you are presented with three further double bedrooms. The family bathroom consists of a bathtub, hand wash unit and WC.

Externally, the home has a good sized private rear garden with a patio, lawned area and fencing to the perimeter. Viewing this property is highly recommended.





















# Property Specification

FOUR DOUBLE BEDROOMS
NO UPWARD CHAIN
DRIVEWAY
THREE RECEPTION ROOMS
TWO BATHROOMS

**Lounge**
**5.20m (17'1") max into bay x 4.35m (14'3") max**

**Kitchen**
**2.80m (9'2") x 1.90m (6'3")**

**Dining Room**
**3.48m (11'5") x 2.80m (9'2")**

**Living Room**
**5.10m (16'9") x 3.10m (10'2")**

**Bedroom 4**
**3.90m (12'10") x 2.90m (9'6")**

**Wet Room**
**2.20m (7'3") x 1.50m (4'11")**

**Bedroom 1**
**3.90m (12'10") x 2.80m (9'2")**

**Bedroom 2**
**3.40m (11'2") x 2.80m (9'2")**

**Bedroom 3**
**2.90m (9'6") x 2.30m (7'7")**

**Bathroom**
**2.58m (8'6") x 2.20m (7'3")**

## *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: 1st June 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:*

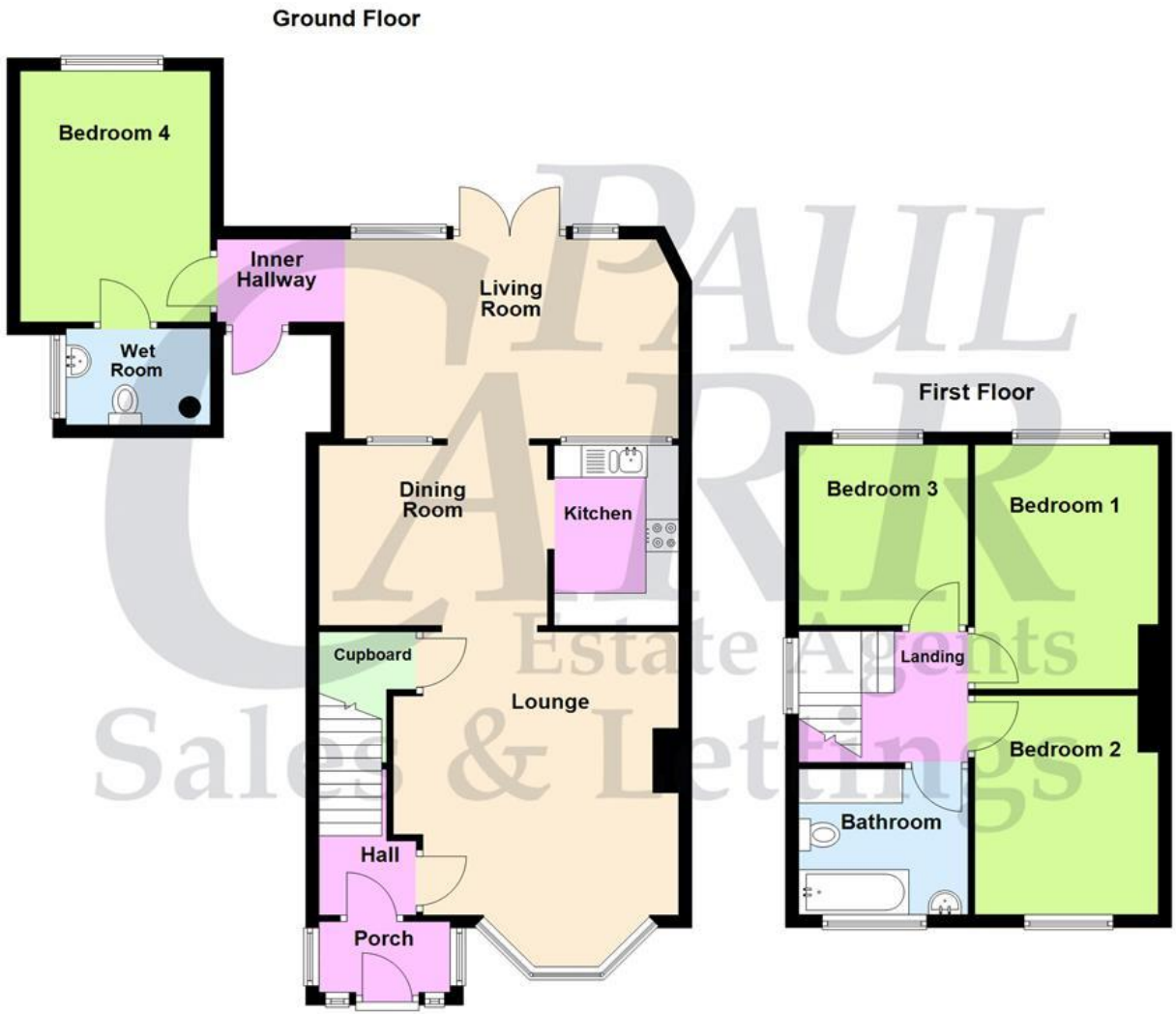
Services connected: Gas Electric Water Drainage

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



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman
naea | propertymark PROTECTED