



Tottenham Crescent, Kingstanding  
Birmingham, B44 0TA

**Offers Over £210,000**

# Kingstanding

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This impressive, immaculately presented and substantially improved three bedroom semi detached, benefits from a first floor shower room and has a lovely open aspect to the rear.

Set behind a driveway providing parking for two cars, the property is accessed via a porch which opens into the entrance hall with stairs off and a door leads to the lounge which has a bay window to the front and an understairs storage cupboard. The spacious dining kitchen has a range of units with a built in oven and hob, ample space for a table and chairs, whilst two windows and double doors lead to the rear verandah creating a superb entertaining space.

On the first floor there are three bedrooms, the master is a double with a window to the rear enjoying the open views. The second bedroom is also a double with a window to the front and stairs lead up to the useful loft area with a velux window to the rear whilst the third bedroom is an excellent size and has a window to the rear. The well appointed shower room has a large shower cubicle with wall tiling, window to the front and additional alcoves for the washing machine and tumble drier.

Outside the large rear verandah creates a lovely outside space and leads to the good sized lawned garden and this double glazed and centrally heated home, with the downstairs benefitting from underfloor heating, must be viewed.





## Property Specification

IMMACULATELY PRESENTED  
THREE BEDROOMS  
SEMI DETACHED  
SUPERB DINING KITCHEN  
FIRST FLOOR SHOWER ROOM

**Lounge**  
5.09m (16'8") into bay x 4.19m (13'9") max

**Dining Kitchen**  
5.14m (16'10") x 2.84m (9'4")

**Verandah**  
5.14m (16'10") x 3.02m (9'11")

**Bedroom 1**  
3.91m (12'10") x 2.84m (9'4")

**Bedroom 2**  
3.23m (10'7") x 2.93m (9'7")

**Bedroom 3**  
2.85m (9'4") x 2.22m (7'3")

**Shower Room**  
2.13m (7') x 2.00m (6'7")

**Useful Loft Area**  
3.25m (10'8") x 3.21m (10'6")

### 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 £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:

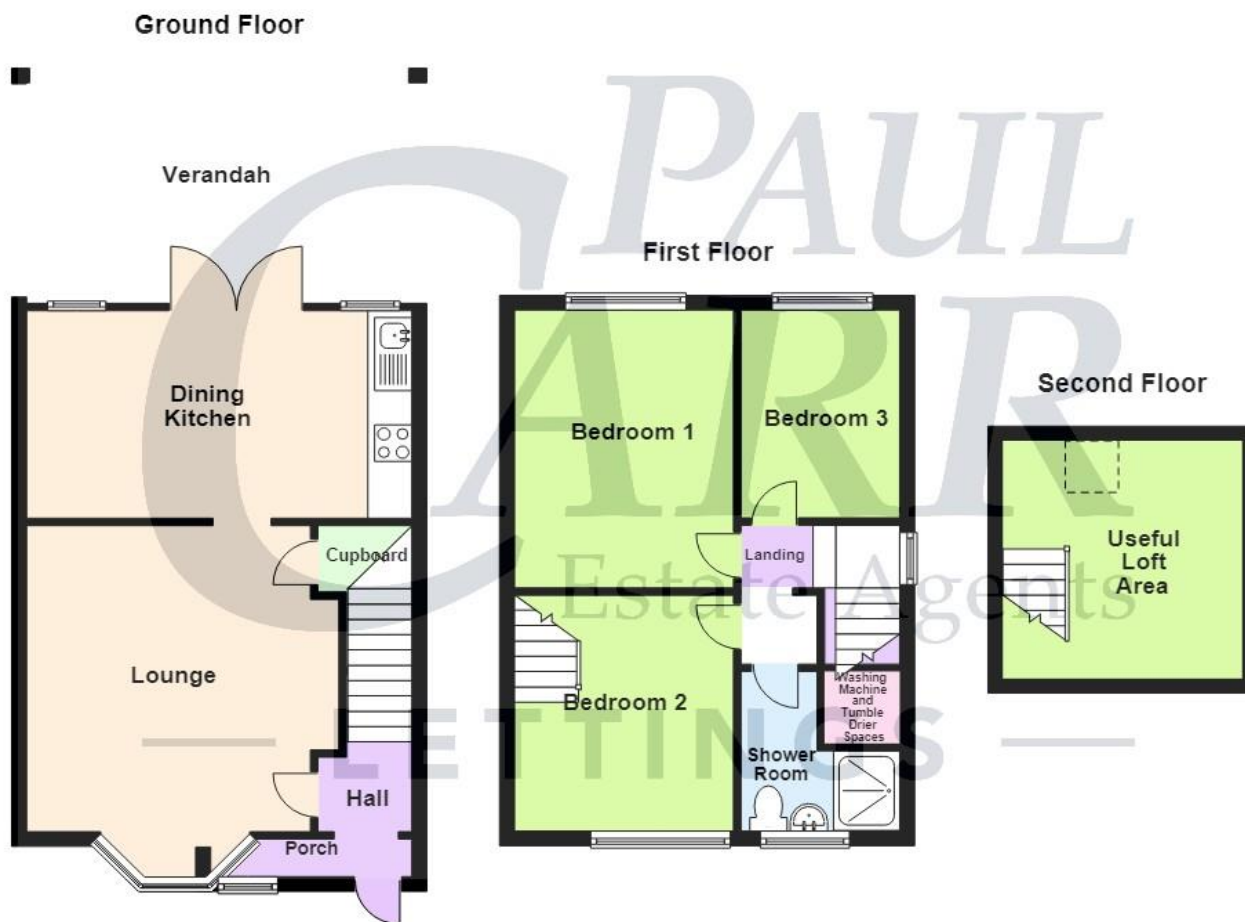
Services connected: Gas Electric Water Drainage

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             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

