



Fairford Road, Kingstanding
Birmingham, B44 8DJ

Offers Over £200,000

Kingstanding

Offers Over £200,000

2  1  3 

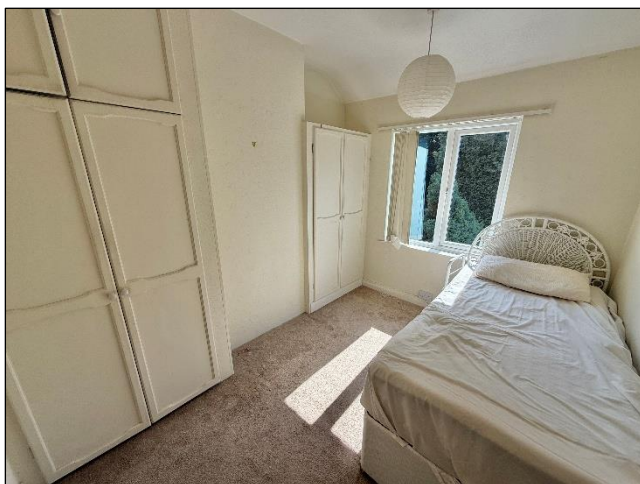
Welcoming to the market this well presented two bedroom family home located on the popular Fairford Road. Situated close to good local schools, shops and amenities making it perfect for first time buyers and buy to let investors.

Approached via a shared driveway alongside the front garden and entered through the secure porch. Upon entry you are welcomed by a hall giving you access into the ground floor, the front lounge is a good size with a bow window and a door leading into the kitchen/dining room. The kitchen offers scope for a remodel and space for all suitable fitted appliances. Completing the ground floor is a useful sunroom extension with a utility area.

Heading upstairs you are presented with two double bedrooms, the main bedroom benefitting from a bow window. The family bathroom consists of a bathtub with double showers over, hand wash unit and WC.

Externally, the home has a large private garden with a paved patio, lawned area, fencing and a recessed garage. Viewing this home is highly recommended.





Property Specification

TWO BEDROOMS
NO UPWARD CHAIN
THREE RECEPTION ROOMS
LARGE PRIVATE GARDEN
POPULAR RESIDENTIAL LOCATION

Porch
1.85m (6'1") x 0.80m (2'7")

Hall
1.72m (5'8") x 1.35m (4'5") max

Lounge
4.23m (13'11") max into bay x 3.60m (11'10") max

Kitchen/Dining Room
4.70m (15'5") max x 4.69m (15'5") max

Sun Room
3.40m (11'2") x 1.90m (6'3")

Utility Area
1.10m (3'7") x 0.80m (2'7")

Bathroom
2.20m (7'3") x 1.80m (5'11")

Bedroom 1
4.60m (15'1") max x 4.11m (13'6") max into bay

Bedroom 2
3.20m (10'6") x 2.80m (9'2")

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: 17th July 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 £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:

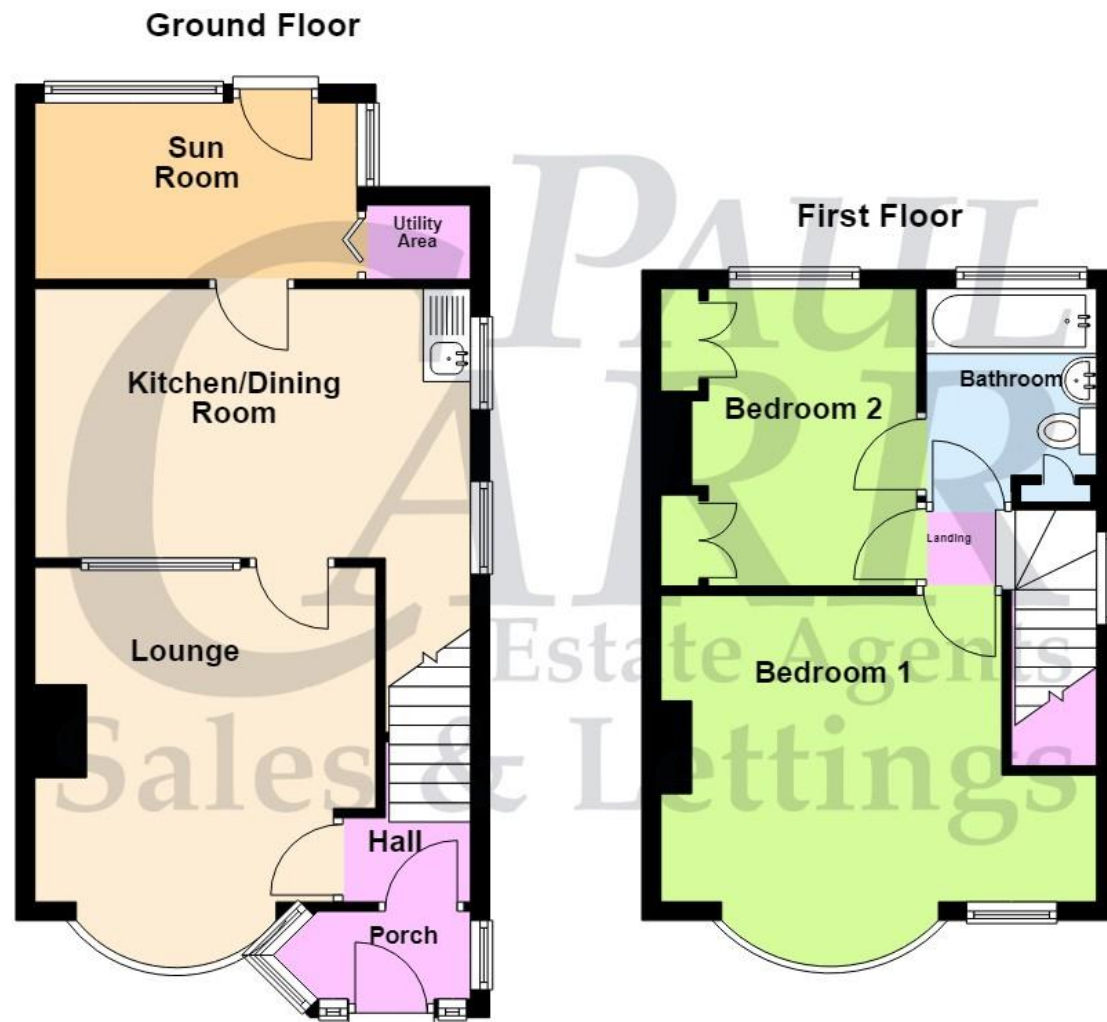
Services connected: Gas Electric Water Drainage

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		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	

Map Location

