



Ellerton Road, Kingstanding
Birmingham, B44 0QG

Offers Over £180,000

Kingstanding

Offers Over £180,000



Offered with no upward chain, this substantially improved and extended two bedroom terraced has a rear extension which has a variety of uses as a separate annex / bedroom or playroom with a useful wet room off.

Ideal for First Time Buyers, the property is set behind a block paved driveway and is accessed via an entrance hall with stairs off and a door opens into the lounge with a bay window to the front and a useful understairs storage cupboard. The large dining kitchen has a range of units with a built in oven and hob, spaces for a washing machine and fridge/freezer, small breakfast bar, space for a table and chairs, window to the rear and a door leads to the extension which has a bedroom / playroom with an inner hall and a window to the garden and a door opens into the modern wetroom with a shower area, washbasin and WC, wall boards and a window to the rear. On the first floor there are two large double bedrooms, the master is particularly spacious with a window to the front and useful alcove with storage cupboard off whilst the second bedroom has the wall mounted boiler and a window to the rear. The bathroom has a white suite with a shower over the bat, wall tiling and a window to the rear.

Outside the garden has a slabbed patio area and leads to the lawned garden, there is a shared side entry and viewing of this double glazed and centrally heated home is essential.





Property Specification

NO UPWARD CHAIN
SUBSTANTIALLY IMPROVED
TWO BEDROOMS
MID TERRACED
REAR EXTENSION

Lounge
4.76m (15'7") into bay x 3.65m (12') max

Kitchen
4.64m (15'3") x 2.87m (9'5")

Play Room / Bedroom Annex
3.33m (10'11") max x 2.60m (8'7")

Wet Room
2.57m (8'5") x 1.78m (5'10")

Bedroom 1
5.26m (17'3") max x 3.30m (10'10")

Bedroom 2
3.91m (12'10") x 2.73m (9')

Bathroom
2.43m (8') x 2.03m (6'8")

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: 23rd September 2025

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:

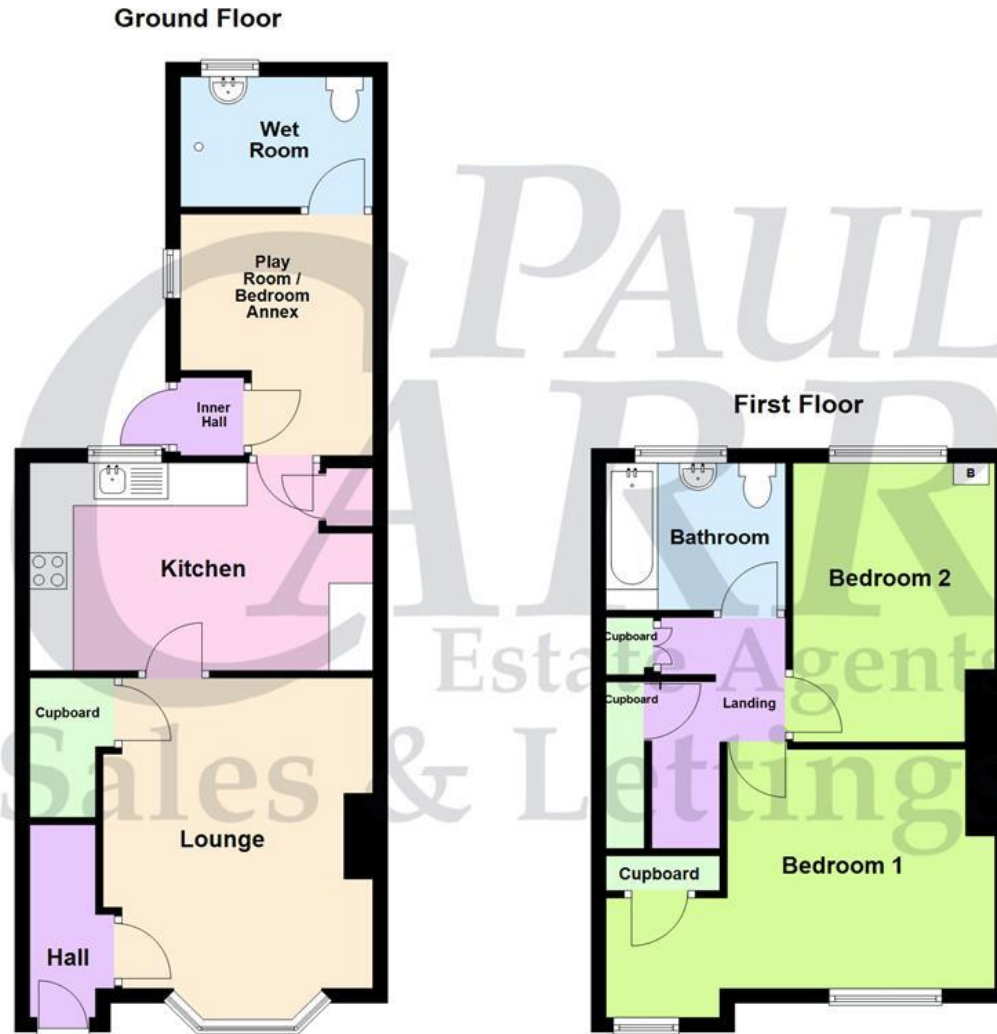
Services connected: Gas Electric Water Drainage

Council tax band: A

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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

