



Burford Road, Kingstanding
Birmingham, B44 8ED

Offers Over £210,000

Kingstanding

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A three bedroom semi detached family home located on this highly popular road with Burford fields opposite and is ideal for First time Buyers.

Set behind a block paved driveway with security posts, the property is accessed via an entrance hall with stairs off and doors lead to the lounge / dining room with a bay window to the front and patio doors to the rear garden. The kitchen has fitted units with space for a cooker, there is a storage cupboard, window to the rear and a door leads to the useful side utility with ample space for a fridge freezer, washing machine and tumble drier whilst doors lead to the front and rear.

On the first floor there are three bedrooms, the master is a double with a bow window to the front, the second bedroom is a double with a window to the rear whilst the third bedroom has a bow window to the front. The bathroom has a shower over the bath, wall tiling and a window to the rear.

Outside there is a block paved patio suitable for garden furniture leading to the lawn whilst a rear garage is accessed via the rear right of way and this double glazed and centrally heated home must be viewed.





Property Specification

THREE BEDROOMS
SEMI DETACHED
IDEAL FOR FIRST TIME BUYERS
BLOCK PAVED DRIVEWAY
SIDE UTILITY

Lounge / Dining Room
7.45m (24'5") x 3.63m (11'11") max

Kitchen
3.27m (10'9") x 1.72m (5'8")

Utility
6.84m (22'5") x 1.26m (4'2") Average

Bedroom 1
3.35m (11') x 2.65m (8'8")

Bedroom 2
3.38m (11'1") x 2.65m (8'8")

Bedroom 3
2.20m (7'3") x 1.84m (6')

Bathroom
2.45m (8'1") x 1.82m (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: 3rd August 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		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

