



Kingstanding Road, Kingstanding  
Birmingham, B44 8JS

**Offers Over £350,000**

# Kingstanding

Offers Over £350,000



An attractive, individually designed four-bedroom double fronted traditional detached family home offering excellent scope to improve further.

Occupying a generous plot, this impressive home is set behind a concrete print driveway and good size lawn with a porch leading to the reception hall with stairs off and doors lead to the dining room as well as the large lounge which has a bay window to the front, fire surround, feature oriel window to the side and double doors lead to the good size conservatory offering a variety of uses with windows and double doors to the garden. The dining room is well proportioned and has a bay window to the front whilst a door leads to the kitchen which does have some fitted units and two windows to the rear and a further door leads to the lobby with access to the garden, storage cupboard, WC and garage.

On the first floor there are four bedrooms, the master is a particularly spacious double with a bay window to the front and fitted wardrobes, the second bedroom has a window to the rear and a fitted wardrobe, the third bedroom has a feature oriel window to the front whilst the fourth bedroom has a window to the front. The modern, well appointed bathroom has a bath as well as a walk in shower cubicle, wall tiling and a window to the rear.

Outside the rear garden is a delight and is mainly lawned with an abundance of mature trees and shrubs, there is additional space to the side of the garage and viewing is a must of this double glazed and centrally heated home.



# Property Specification

FOUR BEDROOMS  
DOUBLE FRONTED  
TRADITIONAL DETACHED  
TWO RECEPTION ROOMS  
CONSERVATORY



Lounge  
5.22m (17'1") into bay x 3.66m (12')

Conservatory  
3.78m (12'5") max x 3.06m (10'1")

Dining Room  
4.60m (15'1") into bay x 3.66m (12')

Kitchen  
4.56m (15') x 2.48m (8'2")

Bedroom 1  
4.80m (15'9") into bay x 3.62m (11'11")

Bedroom 2  
3.60m (11'10") x 2.32m (7'7")

Bedroom 3  
3.56m (11'8") x 2.31m (7'7")

Bedroom 4  
2.14m (7') x 1.81m (5'11")

Bathroom  
3.13m (10'3") x 2.42m (7'11")

Garage  
5.28m (17'4") x 2.45m (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: 17<sup>th</sup> 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 £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 Water Meter

Council tax band: D

Tenure: Freehold

