



Warren Road, Kingstanding
Birmingham, B44 8QH

Offers Over £325,000

Kingstanding

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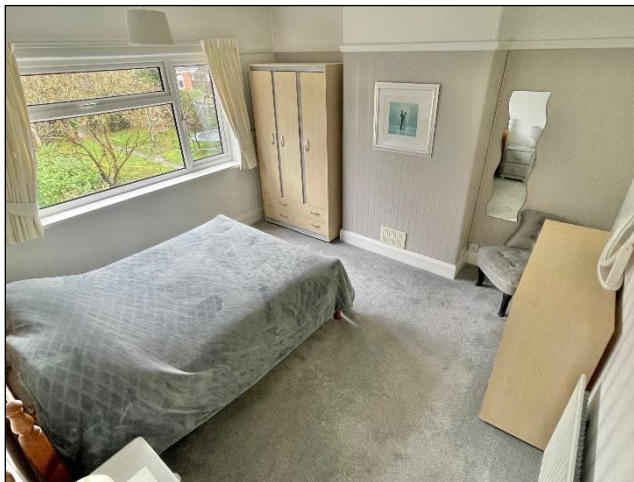


A stunning and substantially extended, four bedroom traditional semi detached located on this extremely sought after road with a very attractive two storey side extension.

Set behind an extensive block paved driveway, the impressive property is accessed via a porch which opens into the good size reception hall with feature staircase off and a useful downstairs WC. The dining room has a feature fireplace and a bay window to the front whilst the lounge has double doors with windows either side leading to the delightful garden. The comprehensively fitted, extended kitchen has high quality worktops, there is space for a range cooker, integrated fridge, freezer and dishwasher, two windows and a door lead to the garden whilst a door leads to the utility area with space for a washing machine and tumble drier whilst a door leads to the small garage, Ideal for storage with double doors to the front.

On the first floor there are four excellent bedrooms, the master is a double with a bay window to the front, the second bedroom is also a double with a window to the rear, the third room will also take a double bed and has a window to the rear whilst the fourth bedroom is an excellent size with a window to the front. The bathroom has a white suite with a shower over the bath, part wall tiling, storage cupboard and a window to the rear.

Outside the rear garden forms a particular feature and has a good size patio area suitable for garden furniture leading to the lawn with mature shrubs and flower borders and viewing of this double glazed and centrally heated home is a must.





Property Specification

FOUR BEDROOMS
SEMI DETACHED
TWO STOREY SIDE EXTENSION
UTILITY AREA
EXTENSIVE BLOCK PAVED DRIVEWAY

Lounge
4.53m (14'10") into bay x 3.48m (11'5")

Dining Room
3.68m (12'1") x 3.54m (11'7")

Extended Kitchen
5.96m (19'6") x 2.75m (9')

Utility Area
2.70m (8'10") x 1.52m (5')

Garage
3.13m (10'3") x 2.70m (8'10")

Bedroom 1
4.68m (15'4") into bay x 3.50m (11'6")

Bedroom 2
3.66m (12') x 3.50m (11'6")

Bedroom 3
3.41m (11'2") x 2.65m (8'8")

Bedroom 4
3.04m (10') max x 2.66m (8'9")

Bathroom
3.03m (9'11") max x 2.34m (7'8")

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: 18th February 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:

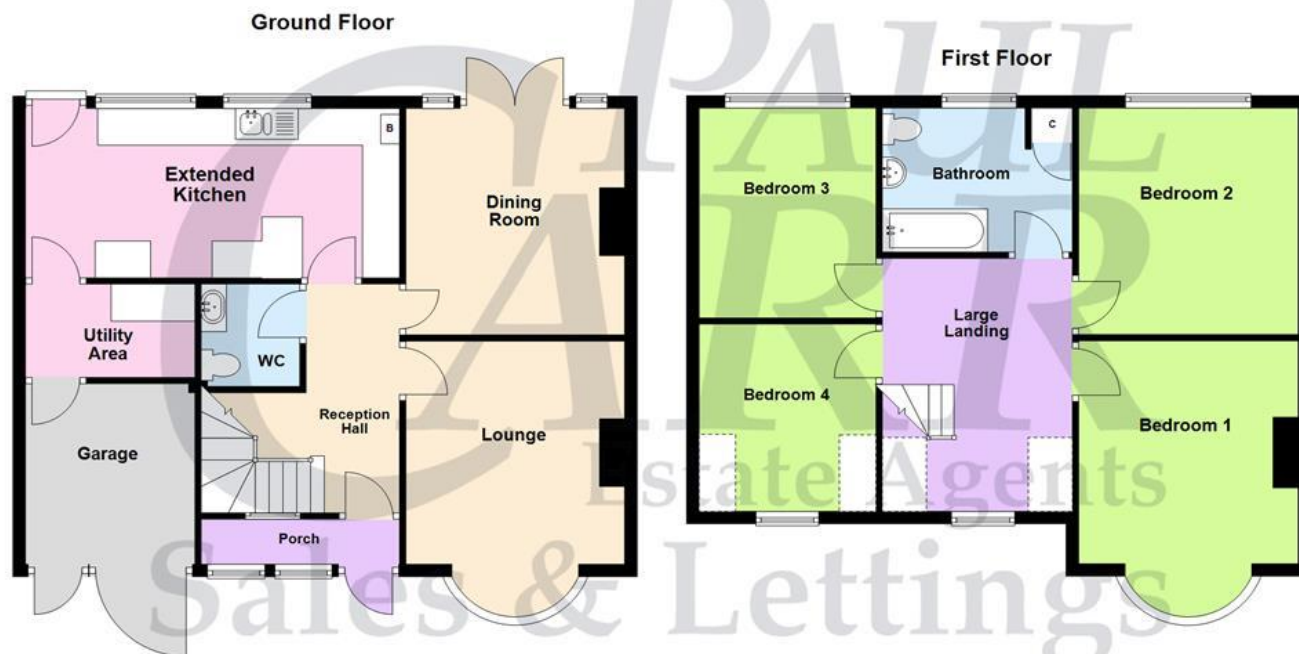
Services connected: Gas Electric Water Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

