



Kingstanding Road, Kingstanding
Birmingham, B44 8AX

Offers Over £200,000

Kingstanding

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Offered with no onward chain, this three bedroom semi-detached property on the popular Kingstanding Road is ideal for First Time Buyers or investors.

Approached by a block paved driveway, the covered porch entrance leads through the reception hall and the spacious, open-plan living area. The rear kitchen extension is well appointed with an integrated sink, oven and hob and also includes space for a washing machine and dryer. There are also patio doors which lead out to the garden which includes a block paved area to the front, side access and sheds for storage at the rear. Upstairs, there are two double bedrooms and a single room to the front and the bathroom is well fitted with a white suite containing a WC, wash basin and bath with shower over.

This gas centrally heated and double-glazed property is a great first step on the property ladder and must be viewed.





Property Specification

NO ONWARD CHAIN
THREE BEDROOM SEMI DETACHED
OPEN PLAN LIVING AREA
MODERN FITTED KITCHEN
WHITE SUITE BATHROOM

Hall
2.84m (9'4") max x 1.82m (6')

Open Plan Living / Dining Room
6.30m (20'8") into bay x 5.11m (16'9") max

Kitchen
2.29m (7'6") x 1.79m (5'10")

Bedroom 1
3.70m (12'2") into bay x 3.18m (10'5")

Bedroom 2
3.23m (10'7") max x 2.60m (8'6")

Bedroom 3
1.95m (6'5") x 1.82m (6')

Bathroom
1.79m (5'10") x 1.78m (5'10")

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 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:

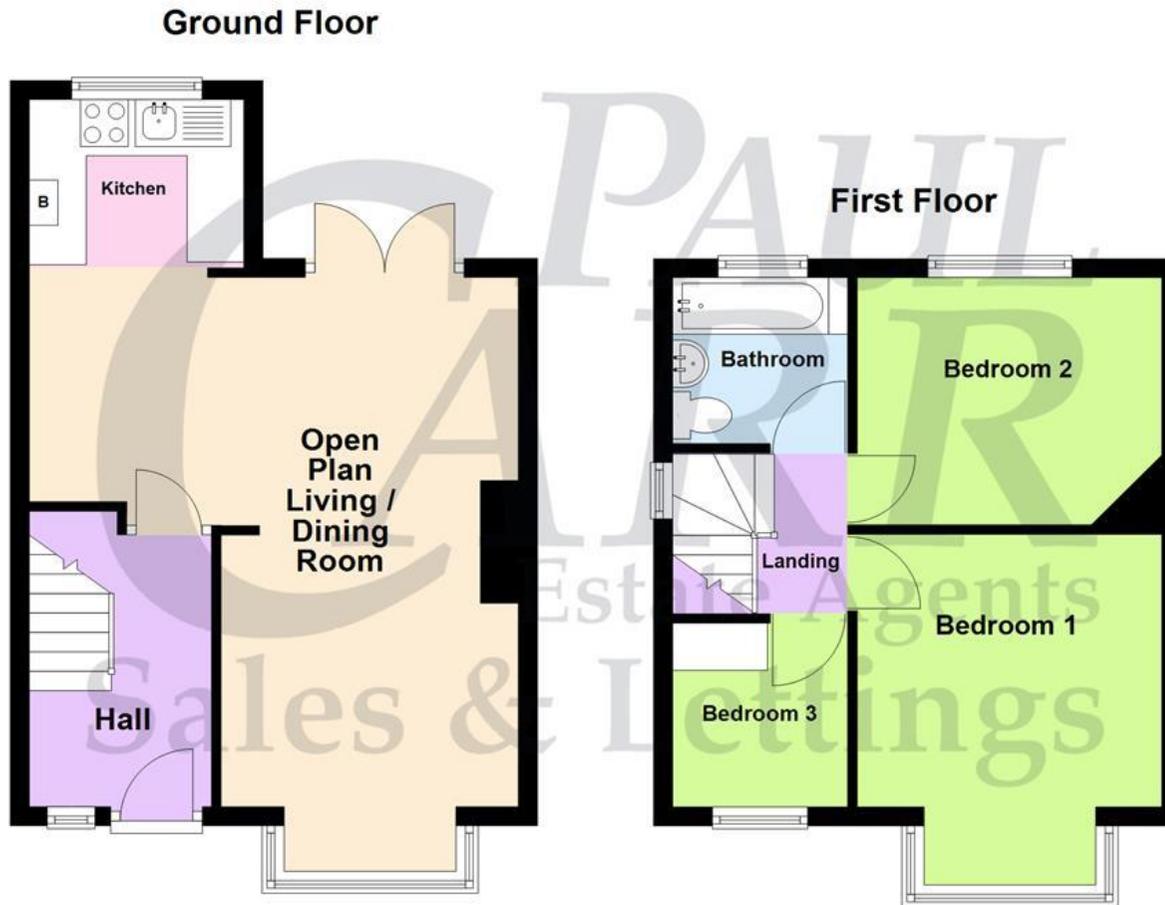
Services connected: Gas Electric Water Drainage

Council tax band: 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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

