



**Connells**

Kings Road  
Kingstanding Birmingham



### Property Description

A Remarkable, Well Maintained and Beautifully Presented Three Bedroom Semi Detached Family Home in this ever popular Residential Neighbourhood. The Vendor has spent Time and Investment to improve this property creating a lovely home for somebody to appreciate. In short we have a Drive, Ground Floor Cloakroom, a splendid Breakfast Island Kitchen with Integrated Appliances and a Walk In Shower Family Bathroom.

Close to Local Schools, Shopping Amenities and the M5 / M6 Motorway Links for those commuting

### Hall

### Lounge

13' 8" x 9' 7" ( 4.17m x 2.92m )

### Breakfast Kitchen

14' 9" x 12' 10" ( 4.50m x 3.91m )

### Downstairs Wc

### Bedroom One

13' 5" x 10' ( 4.09m x 3.05m )

### Bedroom Two

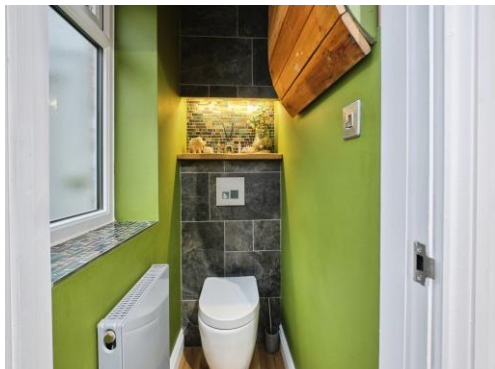
12' 11" x 10' ( 3.94m x 3.05m )

### Bedroom Three

8' 11" x 7' 11" ( 2.72m x 2.41m )

### Bathroom

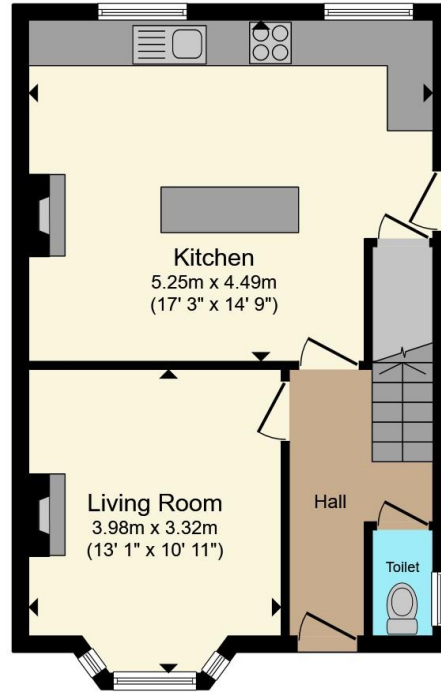
7' 11" x 6' ( 2.41m x 1.83m )



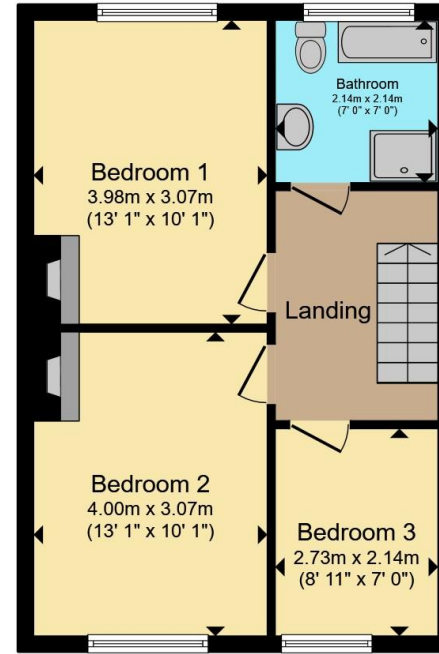








**Ground Floor**



**First Floor**

Total floor area 86.8 m<sup>2</sup> (934 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax Band: B

Tenure: Freehold

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Property Ref: GBR312982 - 0003