



Kingstanding Road, Kingstanding
Birmingham, B44 8JX

Offers Over £280,000

Kingstanding

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Welcoming to the market this immaculately presented three bedroom semi detached home located on the popular Kingstanding Road.

Situated close to good local schools, shops and amenities making it perfect for first time buyers and families. Approached via a driveway and entered through a secure porch. Upon entry you are welcomed by an inviting hallway giving you access to the ground floor. The stunning open plan kitchen/dining room offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, electric hob and oven and space for suitable fitted appliances. The home also has a formal front living room with a bow window and central heating. Completing the ground floor is a useful covered workshop/storage area. Heading upstairs you are presented with three double bedrooms. The family bathroom is a modern suite with a P-shaped bathtub with a shower above, hand wash unit and WC.

Externally, the home has a large private garden with a paved patio, lawned area and fencing to the perimeter. Viewing this home is highly recommended.



Property Specification



THREE DOUBLE BEDROOMS
STUNNING OPEN PLAN KITCHEN
LARGE PRIVATE GARDEN
DRIVEWAY
MODERN BATHROOM SUITE

Lounge

4.11m (13'6") into bay x 3.44m (11'3")

Open Plan Family Kitchen

5.83m (19'1") max x 3.75m (12'4") max

Bedroom 1

4.31m (14'2") into bay x 3.45m (11'4")

Bedroom 2

3.76m (12'4") x 3.44m (11'3")

Bedroom 3

2.72m (8'11") x 2.20m (7'3")

Bathroom

2.37m (7'9") x 2.16m (7'1")

Covered Workshop / Storage

6.01m (19'9") x 2.01m (6'7")



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: 8th 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:

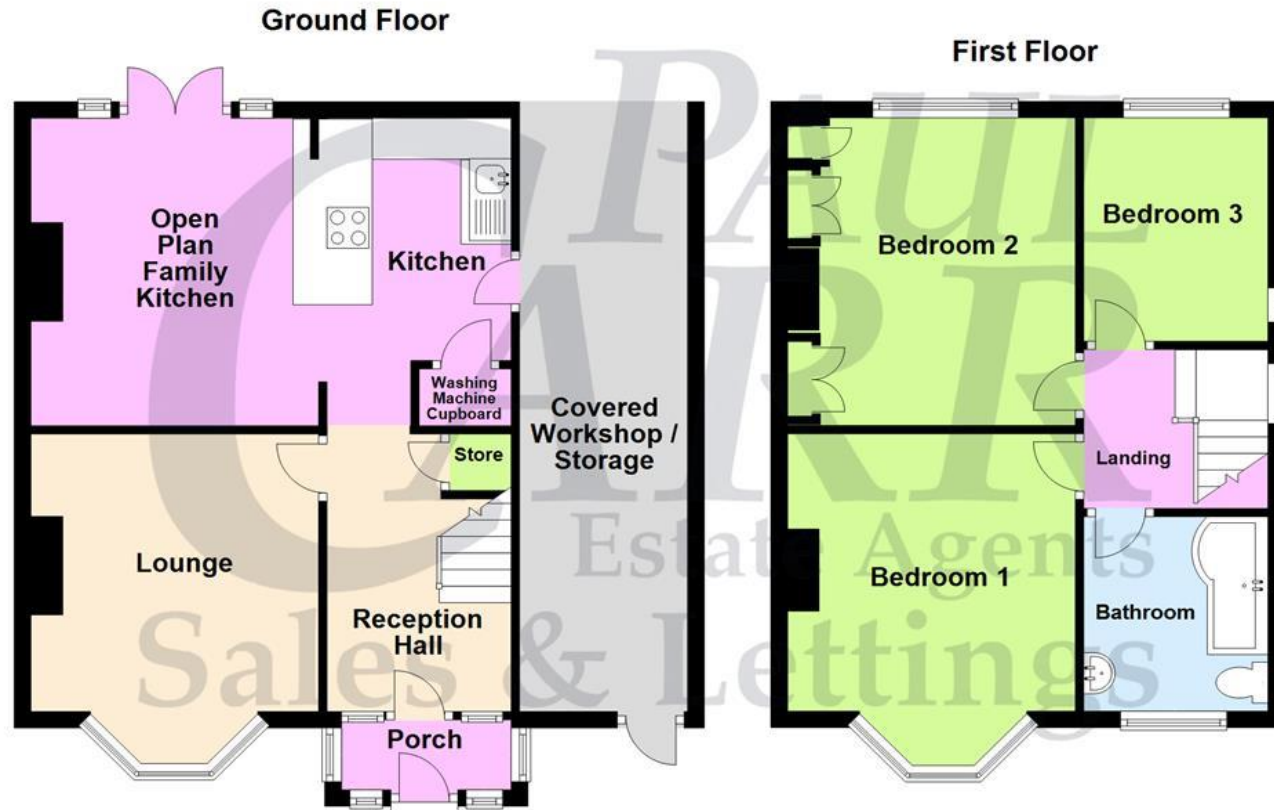
Services connected: Gas Electric Water Drainage Water Meter

Council tax band: D

Tenure: Freehold

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		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

