



Bandywood Road, Kingstanding
Birmingham, B44 9LT

Offers in the Region Of £300,000

Kingstanding

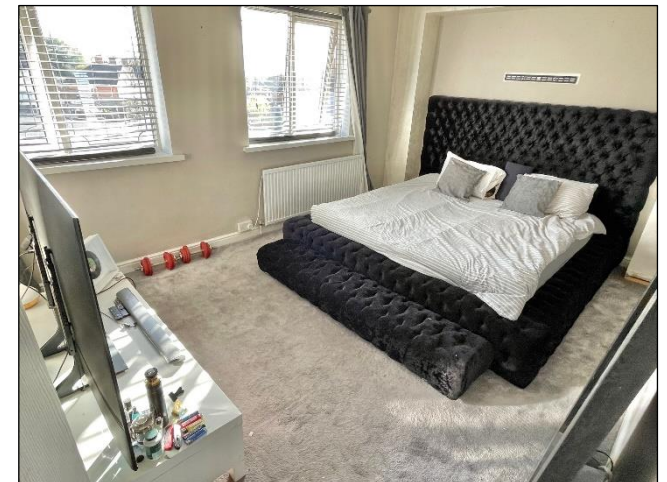
Offers in the Region Of £300,000



Wow. A unique opportunity to purchase this substantially extended family home which has four bedrooms but could easily be converted into five bedrooms with further scope to change the extremely versatile layout.

Occupying a wide plot, the impressive property has a tarmac driveway and steps lead up to the porch which opens into the dining room with a window to the front and an opening leads to the inner hall with stairs off. The lounge has been extended with a window to the front whilst the kitchen has some fitted units, built in oven and hob, breakfast bar and a window and door lead to the conservatory which has windows and double doors to the garden. The utility is a good size and has a window to the side, window and door to the garden whilst a door leads to the playroom / office with a WC off as well as a door to a useful storage area also accessed via the garage doors. On the first floor there are four bedrooms, the master is a particularly spacious room that offers scope to split into two as there are two windows to the front and a large walk in storage cupboard whilst the second bedroom is also a good size double with two windows to the front. The third bedroom is angled in shape and has a window to the rear whilst the fourth bedroom is a single with a window to the rear. The bathroom is particularly large has a corner bath as well as a shower cubicle, part wall tiling and a window to the rear.

The loft is all one area and offers an exceptionally large amount of storage with a roof window to the rear whilst the rear garden is triangular and is slabbed for ease of maintenance and this double glazed and centrally heated home must be viewed.





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: 28th October 2025

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.

Property Specification

SUBSTANTIALLY EXTENDED SEMI DETACHED
 FOUR BEDROOMS, EASILY CONVERTED INTO FIVE
 VERSATILE LAYOUT
 PLAYROOM / OFFICE
 CONSERVATORY

Lounge

5.38m (17'8") max x 4.64m (15'3") max

Kitchen

4.64m (15'3") max x 3.32m (10'11")

Conservatory

4.62m (15'2") x 2.15m (7'1")

Dining Room

4.42m (14'6") x 3.92m (12'10")

Playroom / Office

3.70m (12'2") max x 2.85m (9'4")

Utility

3.48m (11'5") x 1.71m (5'7")

Bedroom 1

6.08m (19'11") max x 3.07m (10'1")

Bedroom 2

4.64m (15'3") x 3.22m (10'7")

Bedroom 3

2.95m (9'8") approx x 2.41m (7'11") max

Bedroom 4

2.43m (8') x 2.40m (7'10")

Bathroom

2.86m (9'5") x 2.55m (8'4")

Viewer's Note:

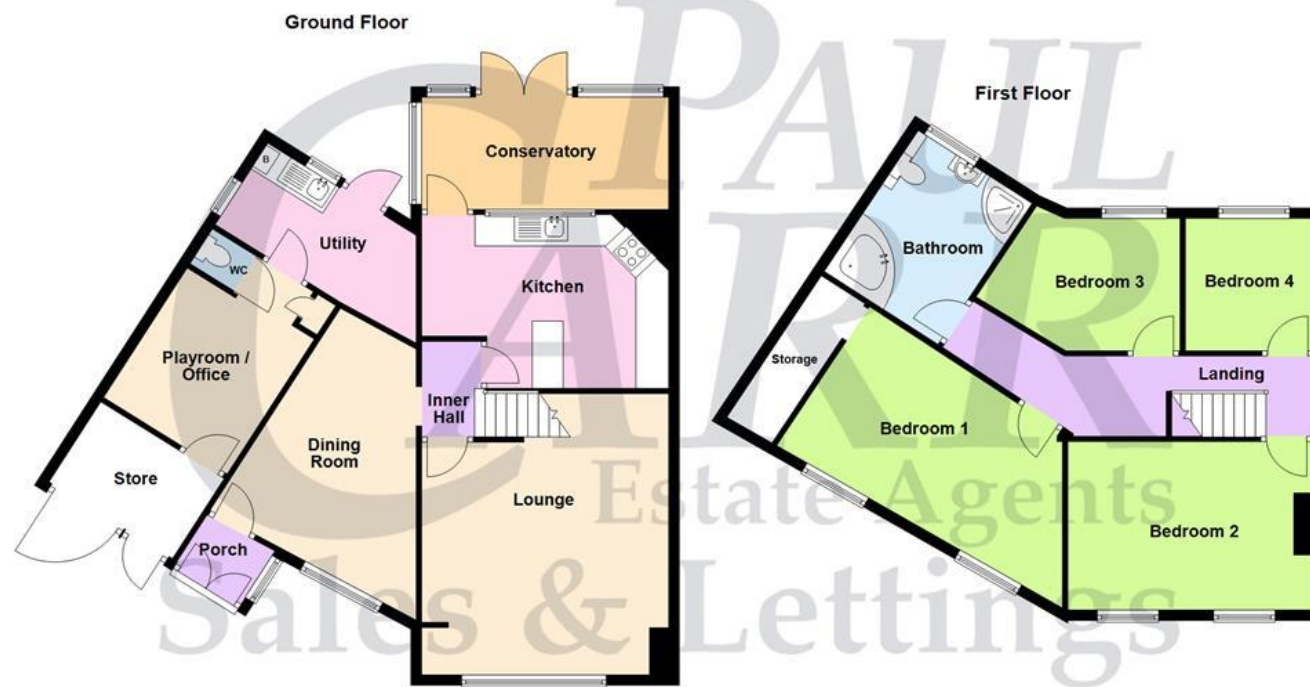
Services connected: Gas Electric Water Drainage

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		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

