



Dulwich Road, Kingstanding  
Birmingham, B44 0EN

**Offers Over £180,000**

# Kingstanding

Offers Over £180,000



A three bedroom end terraced family home, ideal for First Time Buyers as well as buy to let investors and located on this highly popular road.

Set behind a driveway with a shared dropped kerb, the property is accessed via a porch leading to the entrance hall with stairs off. The lounge has a bay window to the front and useful understairs storage cupboard off whilst double doors lead to the extended kitchen which has a range of units, built in oven and hob, space for a washing machine, ample room for a table and chairs whilst a window and patio doors lead out to the garden. The bathroom has been extended and has space for a bath as well as a separate shower cubicle, there are tiled splashbacks and a window to the rear. On the first floor there are three good size bedrooms, the master is a particularly spacious double with a range of fitted wardrobes and a window to the front, the second bedroom is also a double with a window to the rear whilst the third room is an excellent size with a window to the rear.

Outside the rear garden has a slabbed patio area leading to the lawn, there is a raised slabbed area to the side with a shed as well as some pigeon lofts at the bottom of the garden and viewing of this double glazed and centrally heated home is essential.





## Property Specification

THREE BEDROOMS  
END TERRACE  
NO UPWARD CHAIN  
EXTENDED KITCHEN  
EXTENDED BATHROOM WITH SEPARATE SHOWER

**Lounge**  
5.10m (16'9") into bay x 4.31m (14'2") max

**Extended Kitchen**  
4.77m (15'8") x 3.30m (10'10")

**Extended Bathroom**  
3.78m (12'5") x 1.78m (5'10") max

**Bedroom 1**  
4.05m (13'3") x 3.28m (10'9")

**Bedroom 2**  
3.93m (12'11") x 2.89m (9'6")

**Bedroom 3**  
2.96m (9'8") x 2.30m (7'7")

### 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: 10th September 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:

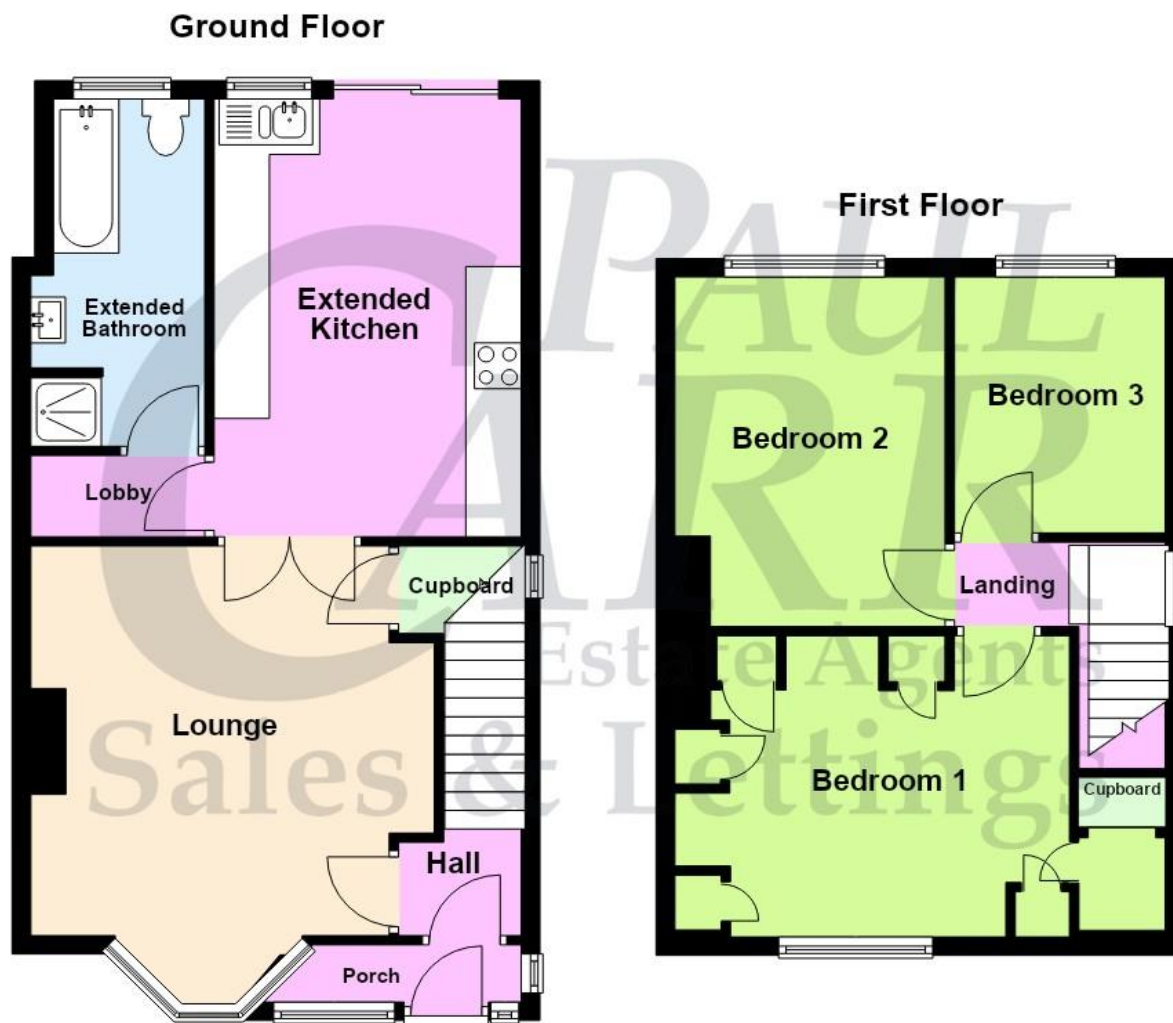
Services connected: Gas Electric Water Drainage

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             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

