



Carshalton Road, Kingstanding
Birmingham, B44 0TG

Offers in the Region Of £220,000

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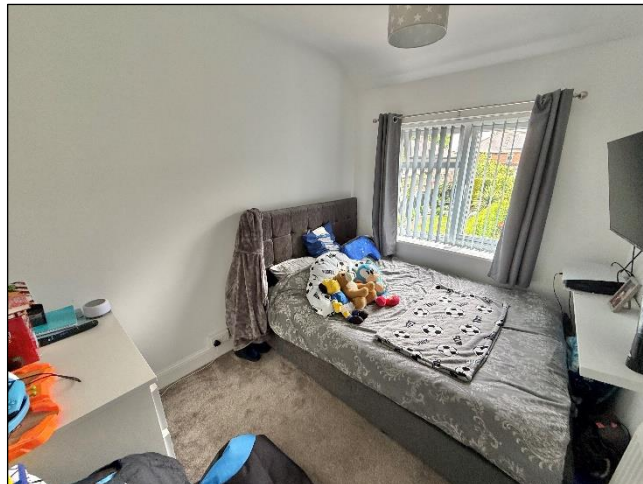


Welcoming to the market this well presented three bedroom mid terrace home located on the popular Carshalton Road. Situated close to good local schools, shops, and amenities and it is perfect for first time buyers and buy to let investors.

Approached via a paved driveway and entered through the front door. Upon entry you are welcomed by a front lounge with a bay window. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer and space for suitable fitted appliances. Completing the ground floor is the family bathroom which consists of a bathtub with shower over, hand wash unit and WC. Heading upstairs you are presented with three bedrooms; all bedrooms are good sized double rooms and the main bedroom benefits from built in storage.

Externally, the home has a private rear garden with a paved patio, lawned area and a shed at the bottom of the garden. Viewing this property is highly recommended.





Property Specification

THREE BEDROOMS
MID TERRACED
DRIVEWAY
PRIVATE GARDEN
NEWLY REFURBSIHED BATHROOM

Lounge
4.72m (15'6") into bay x 3.63m (11'11") max

Kitchen
3.10m (10'2") x 2.83m (9'3")

Bathroom
2.83m (9'3") x 1.42m (4'8")

Bedroom 1
4.28m (14') x 3.29m (10'10")

Bedroom 2
3.88m (12'9") x 2.91m (9'7")

Bedroom 3
2.90m (9'6") x 2.27m (7'5")

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: 12th May 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:

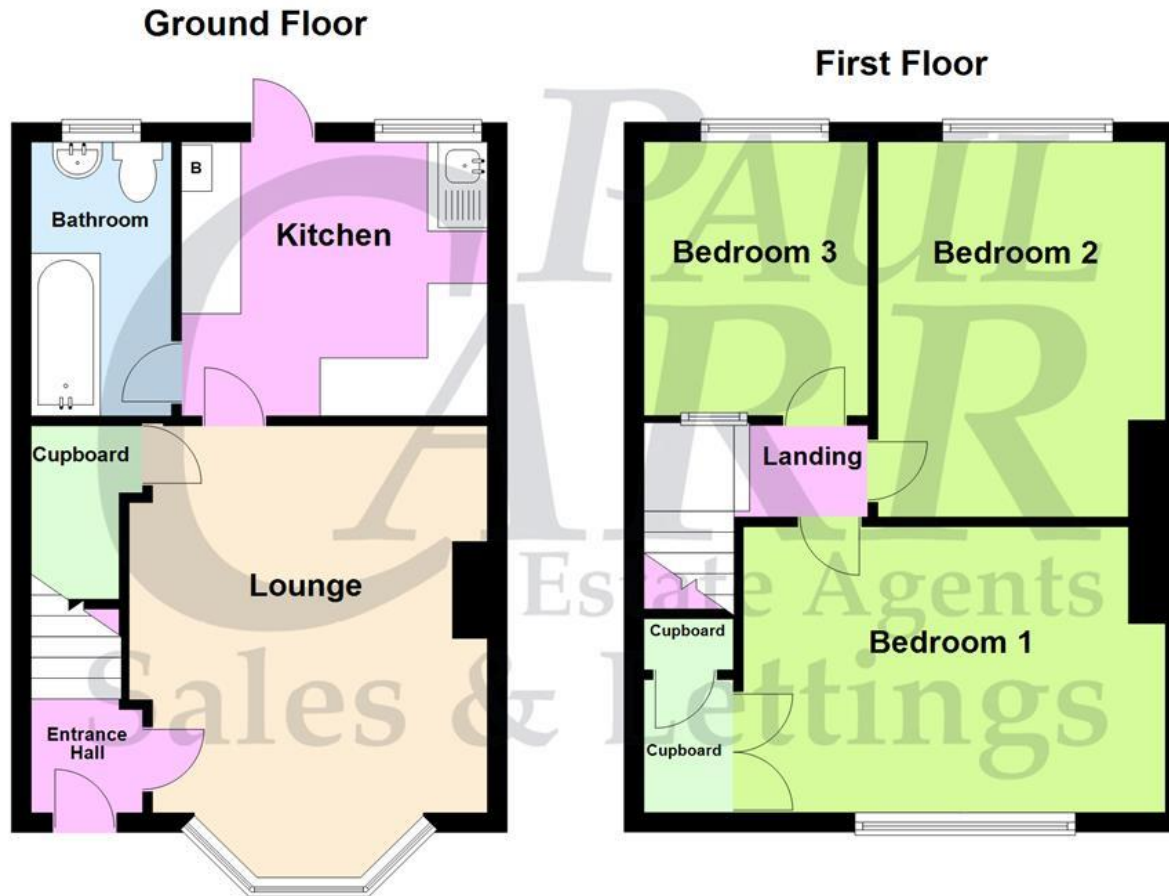
Services connected: Gas Electric Water Drainage

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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

