



Wrekin Road, Kingstanding  
Birmingham, B44 8HB

Offers Over £325,000

# Kingstanding

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Benefiting from no upward chain, this well extended, four-bedroom semi-detached home on the popular Wrekin Road is ideal for First Time Buyers or home movers.

Approached via a driveway with dropped kerb the property is entered through a porch and the reception hallway leads off to the dining room, which features a bay window to the front and the lounge at the rear which leads out to the garden. The kitchen is extended to the side and features a sink, built-in oven with hob and space for a dishwasher. There is also space for a potential utility or breakfast area along with access to the garden via a lobby, with WC off. The garage is also accessible from the kitchen and is a great size. Upstairs, the property benefits from four bedrooms. There is a double room with bay window and built-in wardrobes to the front, another great size double room to the rear, a good-sized single room and an additional double bedroom which is located over the garage. The bathroom is fitted with a white suite consisting of a wash basin and bath with shower over and the WC is separate.

Outside, the garden is a generous size and offers great potential. This gas centrally heated and double glazed property has great scope for further extensions (subject to planning permission) and must be viewed to appreciate the accommodation on offer.





## Property Specification

NO UPWARD CHAIN  
FOUR BEDROOM FAMILY HOME  
SEMI-DETACHED  
TWO RECEPTION ROOMS  
EXTENDED KITCHEN AND DOWNSTAIRS WC

**Reception Hall**  
4.00m (13'1") max x 1.94m (6'5")

**Dining Room**  
4.27m (14') into bay x 3.33m (10'11")

**Lounge**  
4.41m (14'6") x 3.33m (10'11")

**Kitchen**  
4.32m (14'2") max x 3.31m (10'10") max

**Bedroom 1**  
4.28m (14') into bay x 3.18m (10'5") max

**Bedroom 2**  
4.42m (14'6") x 3.33m (10'11")

**Bedroom 3**  
4.51m (14'10") max x 2.12m (6'11")

**Bedroom 4**  
2.21m (7'3") x 2.10m (6'11")

**Bathroom**  
7' 11" x 6' 4" (2.42m x 1.92m)

### 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:

**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:

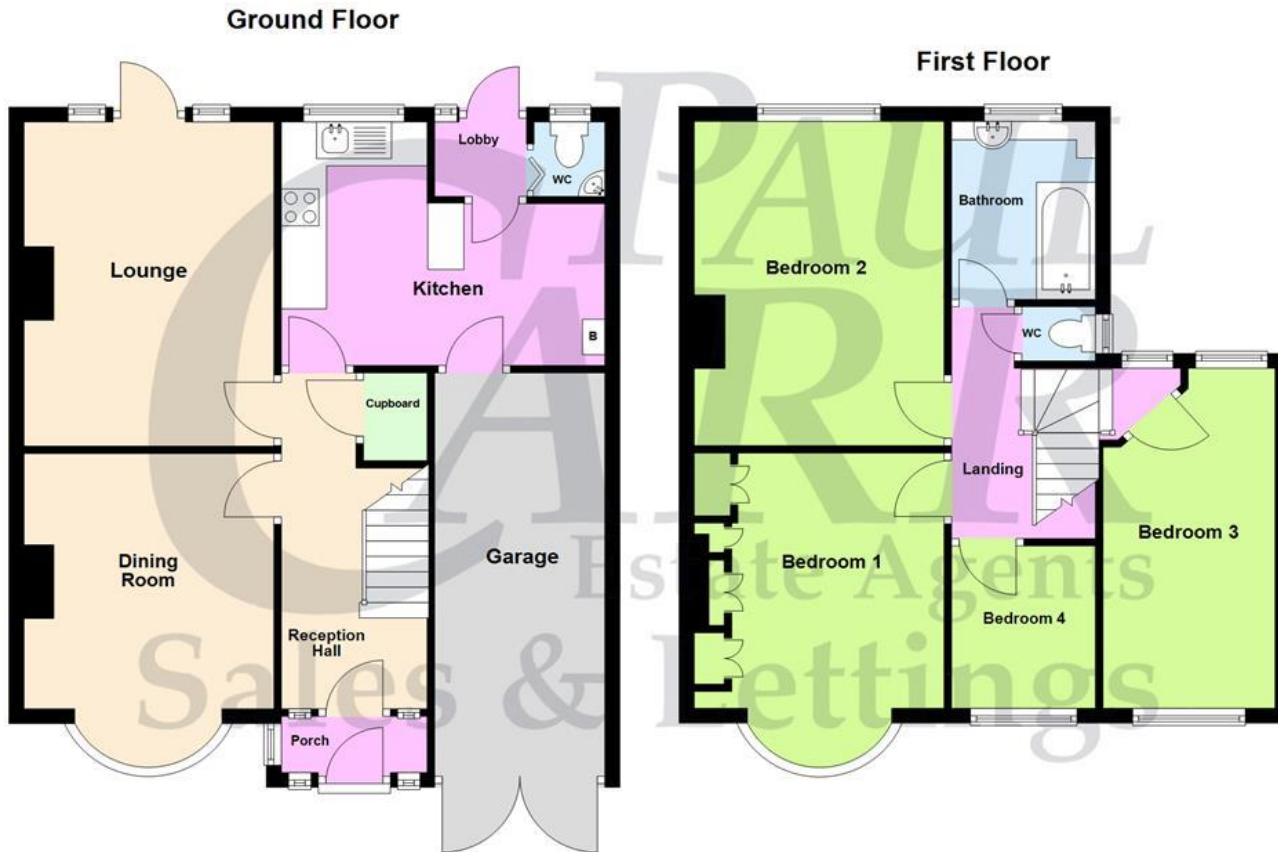
Services connected: gas Electric Water Drainage

Council tax band: C

Tenure: Freehold years remaining, lease from

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

