

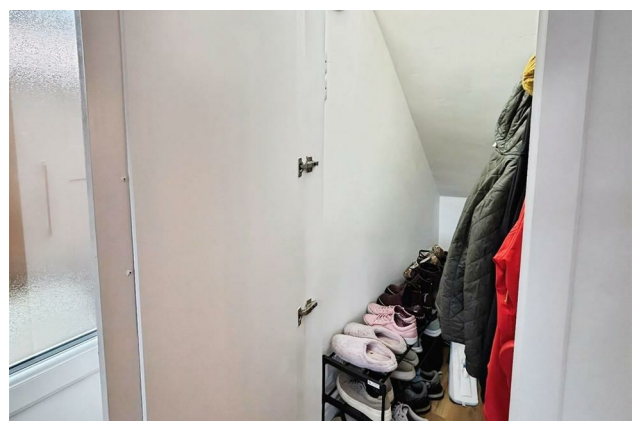
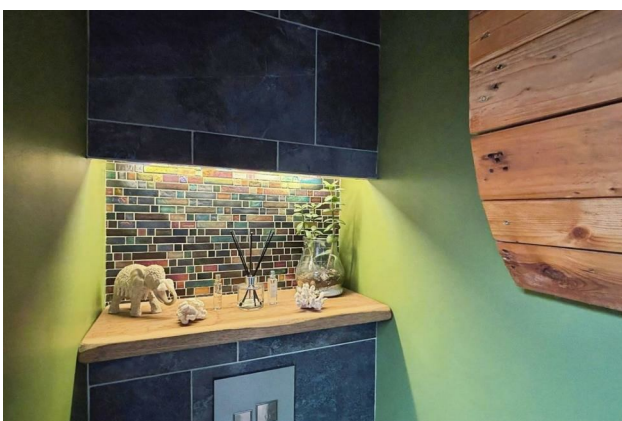
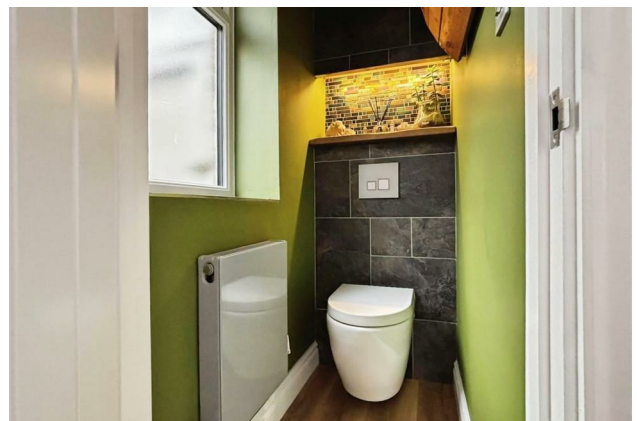
# HUNTERS®

HERE TO GET *you* THERE

278 Kings Road, Kingstanding, Birmingham, B44 0UL

£280,000

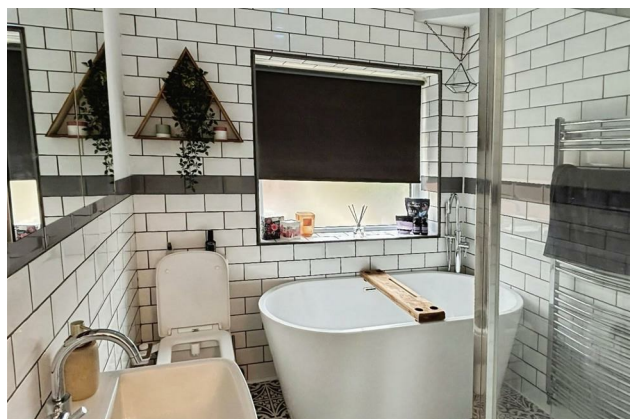
Property Images



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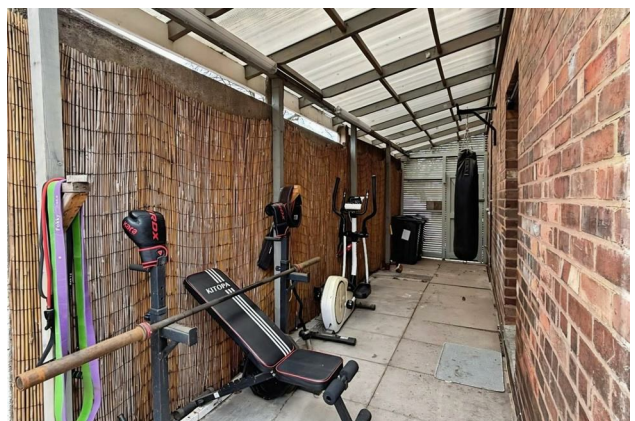
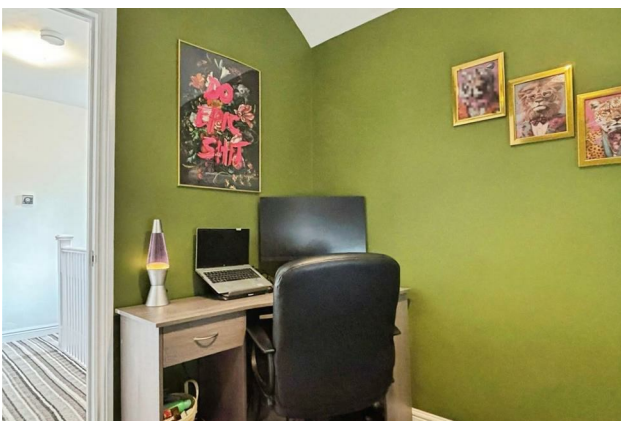
## Property Images



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## Property Images

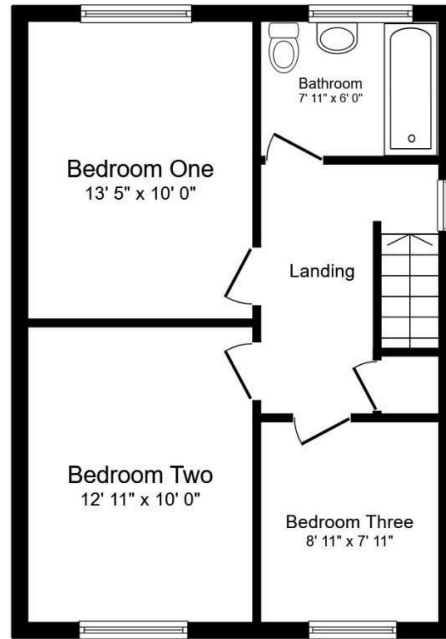
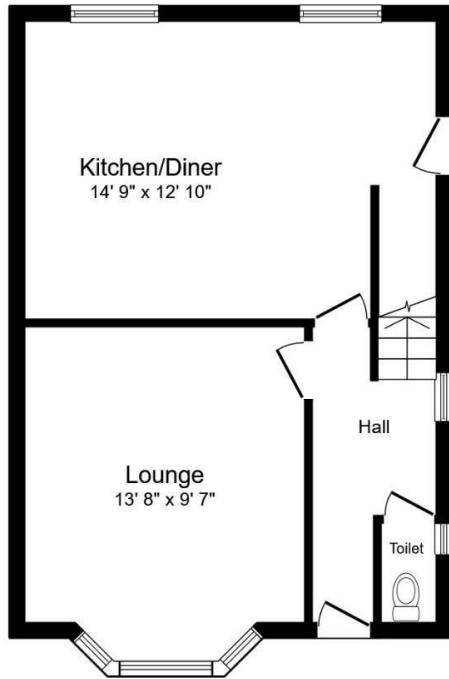


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## Property Images





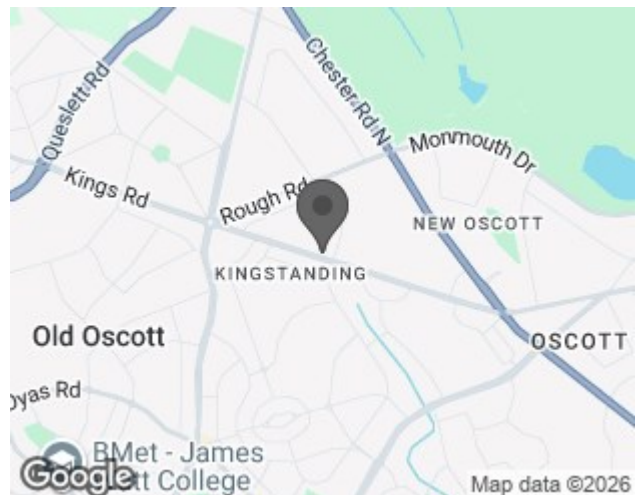
Total floor area: 981 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Summary

Beautifully renovated to a high standard throughout, this impressive three-bedroom semi-detached home offers stylish, turnkey living ideal for a wide range of buyers.

The property welcomes you with an entrance hall and convenient downstairs WC, leading into a spacious, well-proportioned lounge. To the rear, a stunning open-plan kitchen and dining area forms the heart of the home, complete with elegant central island.

The kitchen is fitted with quality wooden worktops and a range of integrated appliances including a dishwasher, washer/dryer built-in bin storage, and convenient USB/plug socket charging points. The space also provides ample room for dining and benefits from a useful under-stairs storage cupboard.

Upstairs, the first floor offers two generous double bedrooms and a third single bedroom, ideal as a home office or nursery. The accommodation is completed by a contemporary family bathroom featuring a stylish freestanding bath alongside a separate shower.

Externally, the property enjoys a private, enclosed rear garden with two patio areas and a lawn, as well as generous side space offering excellent potential for extension (subject to the necessary planning permissions). To the front, a large driveway provides off-road parking for up to three vehicles.

Early viewing is highly recommended to fully appreciate the quality, space, and finish of this exceptional home.

## Features

- Three bedroom semi-detached • Fantastic kitchen/dining area • Modernised throughout • Further extension potential (STPP) • Parking for multiple vehicles • Large rear garden • Convenient location • Council Tax Band B