



Wandsworth Road, Kingstanding
Birmingham, B44 9LA

Offers Over £230,000

Kingstanding

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Welcoming to the market this impressive two bedroom semidetached corner plot home. Situated close to good local schools, shops, and amenities making it perfect for first time buyers and buy to let investors.

Approached via a driveway suitable for multiple vehicles and entered through the front door. Upon entry you are welcomed by a hall giving you access to the ground floor. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, electric hob, microwave and oven, with space for other suitable fitted appliances. The lounge is also a great space with a large window to the front and central heating. Heading upstairs you are presented with two double bedrooms, the main bedroom benefiting from large built in wardrobes. The family shower room consists of a walk in shower room with a rainfall shower head, hand wash unit and WC.

Externally the home has a large private rear garden with two access points for vehicles and or storage. The home also has large potential for extensions (STPP). Viewing this home is highly recommended to grasp the size of the land.





Property Specification

TWO BEDROOMS
SEMI-DETACHED
LARGE CORNER PLOT
EXCELLENT POTENTIAL FOR EXTENSION (STPP)
POPULAR RESIDENTIAL LOCATION

Lounge
4.30m (14'1") x 3.80m (12'6")

Kitchen/Dining Room
5.30m (17'5") x 2.70m (8'10")

Bedroom 1
5.50m (18'1") max x 3.10m (10'2") max

Bedroom 2
3.30m (10'10") x 3.00m (9'10")

Shower Room
2.60m (8'6") x 2.40m (7'10")

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 £47.50 + VAT (£57 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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

