



Cranbourne Road, Kingstanding  
Birmingham, B44 0BU

**Offers Over £180,000**



# Kingstanding

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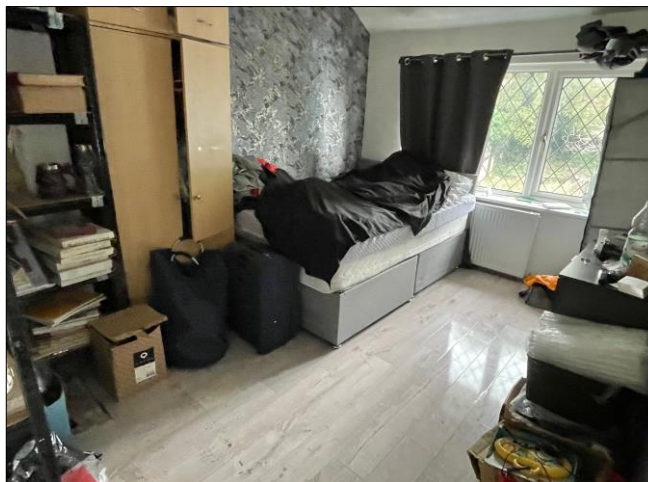
This substantially improved three-bedroom end terraced, is perfect for First Time Buyers and is located on this highly popular road and benefits from the added benefit of a first floor bathroom.

Occupying an elevation position, the property is accessed via an entrance hall with stairs off and a door leads to the lounge which has a bay window to the front, attractive painted brick fireplace and an understairs storage cupboard. The large dining kitchen is open plan creating a perfect space for modern family life with room for a table and chairs, ample fitted units, built in oven and hob, spaces for a fridge freezer and washing machine, whilst two windows and a door leads to the garden and allow in plenty of light.

On the first floor there are three bedrooms, the master is a double with a window to the rear, the second bedroom is also a double with a window to the front whilst the third bedroom is an excellent size with a window to the rear. The bathroom has a white suite with a shower over the bath, wall tiling and a window to the side.

Outside the rear garden has a patio area which leads to the lawned garden with a large concrete shed.

This double glazed and centrally heated home must be viewed to appreciate all this lovely home has to offer.







### 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: 26<sup>th</sup> August 2025

**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.

## Property Specification

THREE BEDROOMS  
END TERRACED  
SUBSTANTIALLY IMPROVED  
PERFECT FOR FIRST TIME BUYERS  
DOUBLE GLAZED & CENTRALLY HEATED

**Lounge**  
4.74m (15'6") into bay x 4.23m (13'10") max

**Dining Kitchen**  
5.27m (17'3") x 2.88m (9'5")

**Bedroom 1**  
3.85m (12'8") x 2.88m (9'5")

**Bedroom 2**  
3.36m (11') x 2.96m (9'9")

**Bedroom 3**  
2.91m (9'7") x 2.30m (7'7")

**Bathroom**  
2.34m (7'8") max x 2.14m (7')

### Viewer's Note:

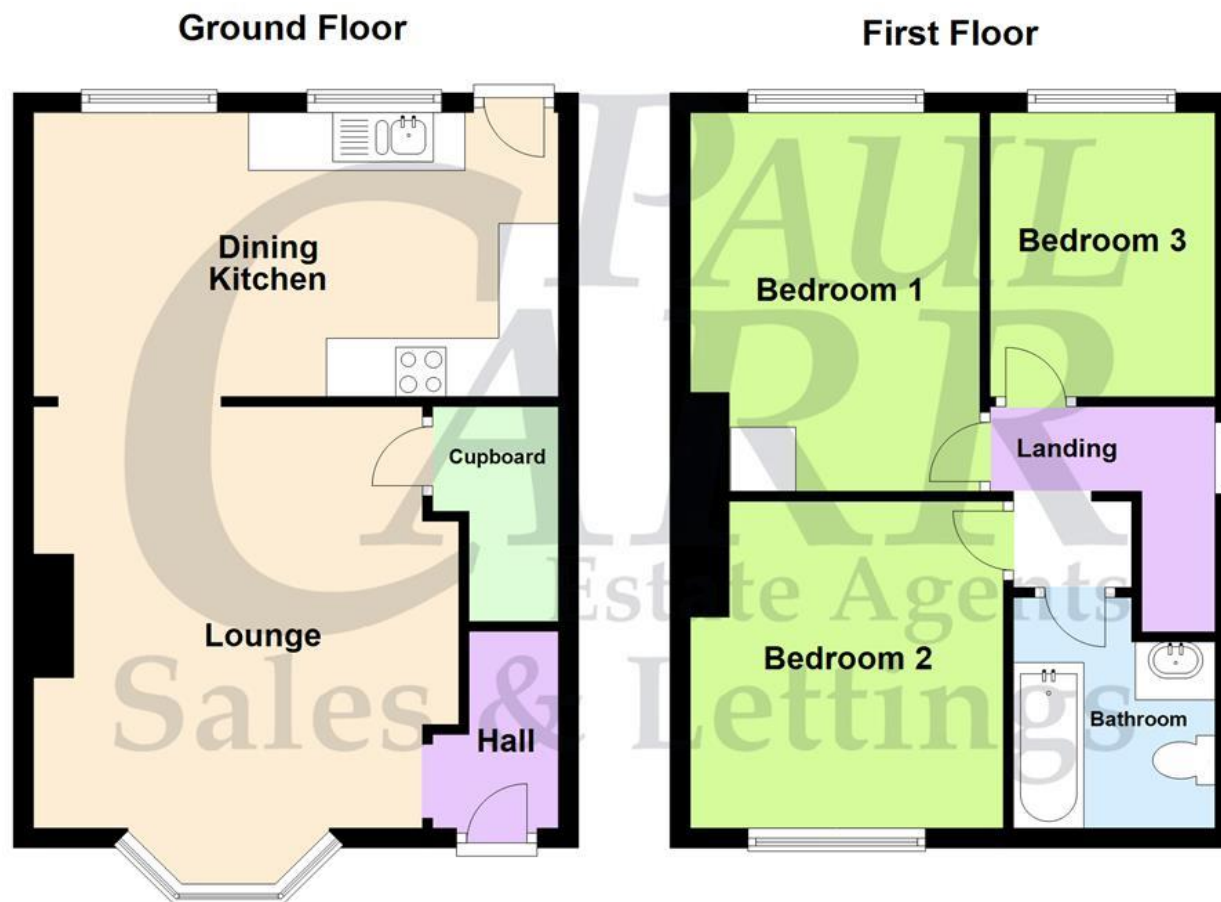
Services connected: Electric/Gas/Water/Drainage

Council tax band: A

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		86   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

