



Kingstanding Road, Kingstanding  
Birmingham, B44 8BA

**£300,000**

# Kingstanding

£300,000

3  1  2 

An extremely spacious, extended three bedroom link detached double fronted bungalow with a very versatile layout, located on this extremely popular road and set behind a slabbed driveway providing parking for a number of cars.

The attractive property is accessed via a central hallway with the second bedroom being a good size double with a bay window to the front and fitted wardrobes to one wall. The main bedroom is an exceptional size with a window to the rear, fitted wardrobes to one wall and a door leads to the main bathroom which also has a door into the hall and benefits from a white suite with an enclosed shower cubicle, bath, wash basin and WC, wall tiling and a window to the rear. The lounge is well proportioned and has a bay window to the front, feature fireplace, double doors to the dining room and a further door leads to bedroom three which has a variety of alternate uses and a window to the front. The dining room has ample space for a table and chairs whilst double doors and a window lead out to the garden and a door leads to the kitchen which has a range of units, built in oven and hob, spaces for a washing machine, tumble drier, fridge and freezer, there are two skylights and a window and door lead to the garden.

Outside there is a large patio area leading to the lawn with timber sheds, brick built shed, ample shrubs and viewings of this double glazed and centrally heated home is essential.





## Property Specification

THREE BEDROOMS  
LINK DETACHED BUNGALOW  
TWO RECEPTION ROOMS  
DRIVE WAY  
EXTREAMELY SPACIOUS

**Reception Hall**  
6.47m (21'3") max x 1.71m (5'7") max

**Lounge**  
7.77m (25'6") into bay x 3.16m (10'4")

**Dining Room**  
3.67m (12') x 3.16m (10'4")

**Kitchen**  
5.98m (19'7") x 1.87m (6'2")

**Bedroom 1**  
7.45m (24'5") incl built-in wardrobe x 2.73m (8'11")

**Bedroom 2**  
4.04m (13'3") into bay x 3.34m (10'11")

**Bedroom 3**  
4.73m (15'6") x 1.87m (6'2")

**Bathroom**  
4.41m (14'6") max x 1.57m (5'2")

### 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: 16<sup>th</sup> January 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:

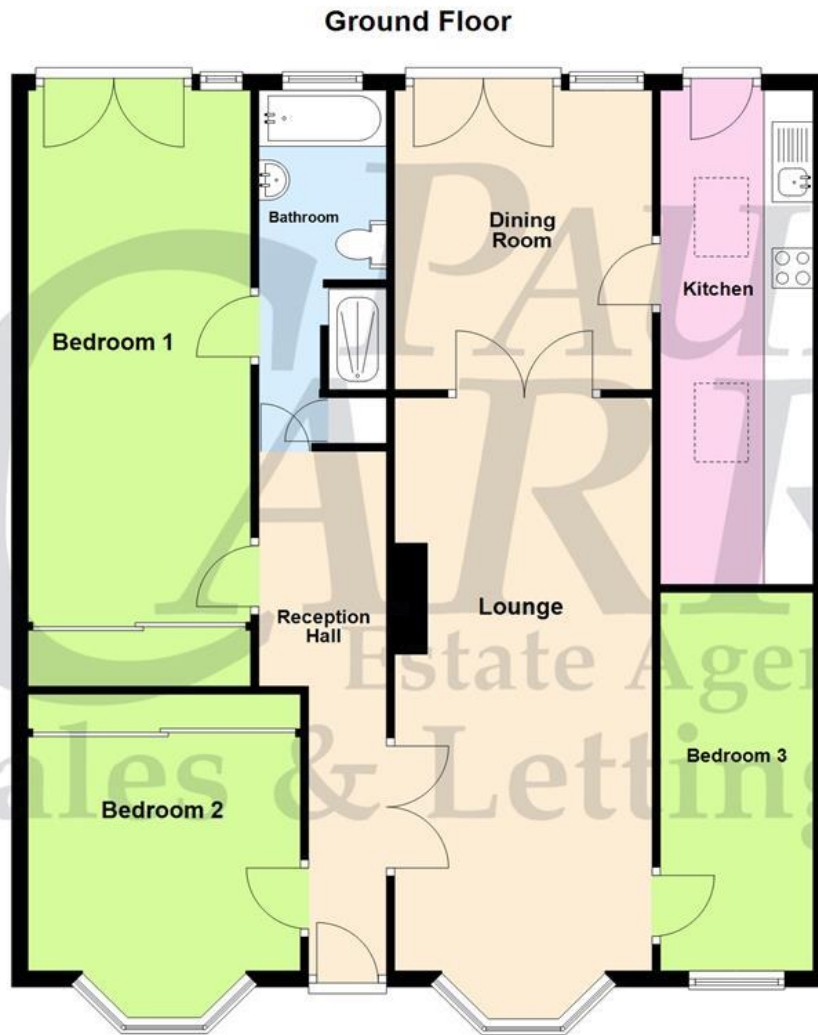
Services connected: Gas Electric Water Drainage Water Meter

Council tax band: C

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		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

