PAUL CARR Estate Agents Sales & Lettings

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Warren Hill Road, Kingstanding
Birmingham, B44 8EU

Offers Over £300,000

Kingstanding

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An immaculately presented four bedroom traditional semi detached family home offering a versatile layout with bedroom four being on the ground floor.

Located on this highly sought after road, the property is set behind an extensive block paved driveway providing ample parking and is accessed via a recessed porch with a composite front door leading to the impressive reception hall with attractive tiled floor and stairs off to the first floor. The through lounge / dining room has bay windows to the front and rear whilst an additional room has been used as a bedroom and offers a variety of alternate uses including a work from home office or a playroom and has a window to the front. The well fitted kitchen has been extended and has a range of units with a built-in oven, hob and extractor, integrated microwave, washer/dryer and dishwasher whilst a window and door lead out to the garden.

On the first floor there are three further bedrooms, the master is a good size double with a bay window to the front, the second bedroom is also a double with a bay window to the rear and a built in wardrobe whilst the third bedroom is a single in size and has a window to the front. The bathroom has a white suite with a bath as well as a separate shower cubicle, wall tiling and a window to the rear.

Outside the rear garden forms a particular feature and is an impressive size with a patio area suitable for garden furniture, leading to the lawn with mature shrubs and additional patio area at the rear of the garden and this double glazed and centrally heated home must be viewed.





















Property Specification

FOUR BEDROOMS
TRADITIONAL SEMI DETACHED
IMMACULATELY PRESENTED
VERSATILE LAYOUT
HIGHLY SOUGHT AFTER LOCATION

Through Lounge/ Dining Room
8.10m (26'7") into bays x 0.99m (3'3")

Kitchen
4.10m (13'5") x 3.30m (10'10") max

Bedroom 4
4.51m (14'9") x 1.90m (6'3")

Bedroom 1
4.22m (13'10") into bay x 3.33m (10'11")

Bedroom 2
4.08m (13'5") into bay x 3.33m (10'11") max

Bedroom 3
2.38m (7'10") x 1.83m (6')

Bathroom
2.25m (7'4") x 1.86m (6'1")

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: 30th September 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 £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: C

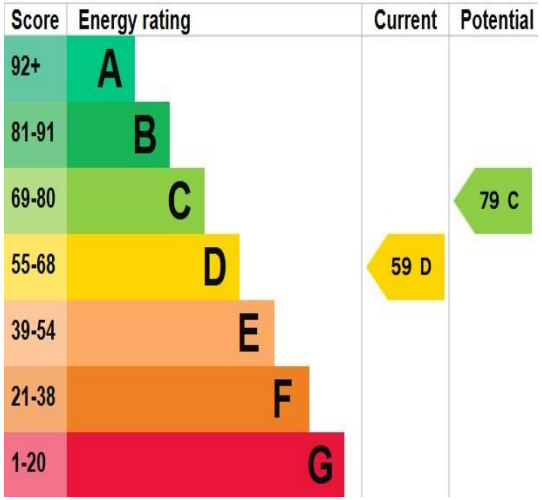
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman