



Harringay Road, Kingstanding
Birmingham, B44 0UE

Offers Over £160,000

Kingstanding

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**This Property is Being sold by
Paul Carr Secure Sale.**

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.

Offered with no upward chain this extended three-bedroom end terraced property on Harringay Road is an ideal investment property. Approached via a gated driveway with dropped kerb the property is entered via a porch and reception hallway which leads through to the large lounge complete with bay window to the front and there is also an extended sunroom at the rear. This then leads through to the kitchen which is fitted with a cooker, hob and sink along with further access to the utility which offers space for an appliance and a separate WC. The bathroom is also located off the hall and is fitted with a WC, wash basin, bath and separate shower. There are two single glazed windows as you go upstairs where the property offers three bedrooms. The largest room is to the front and it fitted with built-in wardrobes and a cupboard over the stairs while the two rear rooms provide views of the garden. Outside the garden consists of a lower patio area and a raised lawn area. There is also a single garage to the side of the property which is accessed from the front. This majority double glazed property offers excellent scope for further improvements must be viewed.

NOTE: The gas supply has been disconnected as there was a leak at the property.





Property Specification

BEING SOLD BY PAUL CARR SECURE SALE
(BUY IT NOW OPTION AVAILABLE)
RESERVATION FEE APPLIES
EXTENDED END TERRACED HOME
THREE BEDROOMS
LARGE LOUNGE AND SUNROOM

Large Lounge
9.41m (30'10") into bay x 3.27m (10'9") max

Sun Room
2.57m (8'5") x 2.11m (6'11")

Kitchen
3.95m (13') x 2.30m (7'7") max

Bathroom
2.83m (9'3") max x 1.84m (6')

Utility
2.36m (7'9") max x 1.59m (5'3")

Bedroom 1
5.27m (17'3") max x 3.88m (12'9") max

Bedroom 2
4.54m (14'11") x 2.92m (9'7")

Bedroom 3
3.49m (11'5") max x 1.48m (4'10")

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: 4th 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 £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: 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
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

Map Location

