



Cooksey Lane, Kingstanding  
Birmingham, B44 9QS

Offers Over £190,000

# Kingstanding

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A two-bedroom end terraced ideal for First Time Buyers and located on this popular road, close to the borders of Sutton Coldfield as well as Great Barr.

Set behind a good size driveway, the property is accessed via a long side passage with doors to the entrance hall, rear utility area which has spaces for a tumble drier and fridge freezer, there is a door to the garden and an opening lead to the garage which offers excellent storage. An entrance hall has a staircase to the first floor and a door to the kitchen as well as the lounge which has windows to the front and the side passage and a feature fireplace. The kitchen is a good size and has a range of units with a built-in oven, spaces for a washing machine and fridge/ freezer, understairs storage cupboards and two windows and a door lead to the garden.

On the first floor there are two double bedrooms, the master has windows to the side and front whilst the second bedroom has a wall mounted central heating boiler, over stairs storage cupboard and windows to the side and rear. The modern bathroom has a white suite with wall tiling and a window to the rear.

Outside there is a patio area suitable for garden furniture leading to the lawn and this double glazed and centrally heated home must be viewed.





## Property Specification

TWO BEDROOMS  
END TERRACED  
IDEAL FOR FIRST TIME BUYERS  
POPULAR ROAD  
GOOD SIZED DRIVE WAY

**Lounge**  
4.64m (15'3") x 3.17m (10'5")

**Kitchen**  
4.64m (15'3") max x 3.35m (11')

**Bedroom 1**  
4.64m (15'3") x 3.20m (10'6")

**Bedroom 2**  
4.25m (13'11") max x 2.42m (7'11")

**Bathroom**  
2.46m (8'1") x 2.12m (6'11")

**Utility Area**  
4.88m (16') x 2.60m (8'6") max

**Garage**  
4.88m (16') x 3.26m (10'9") max

### 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: 14th July 2025

### Viewer's Note:

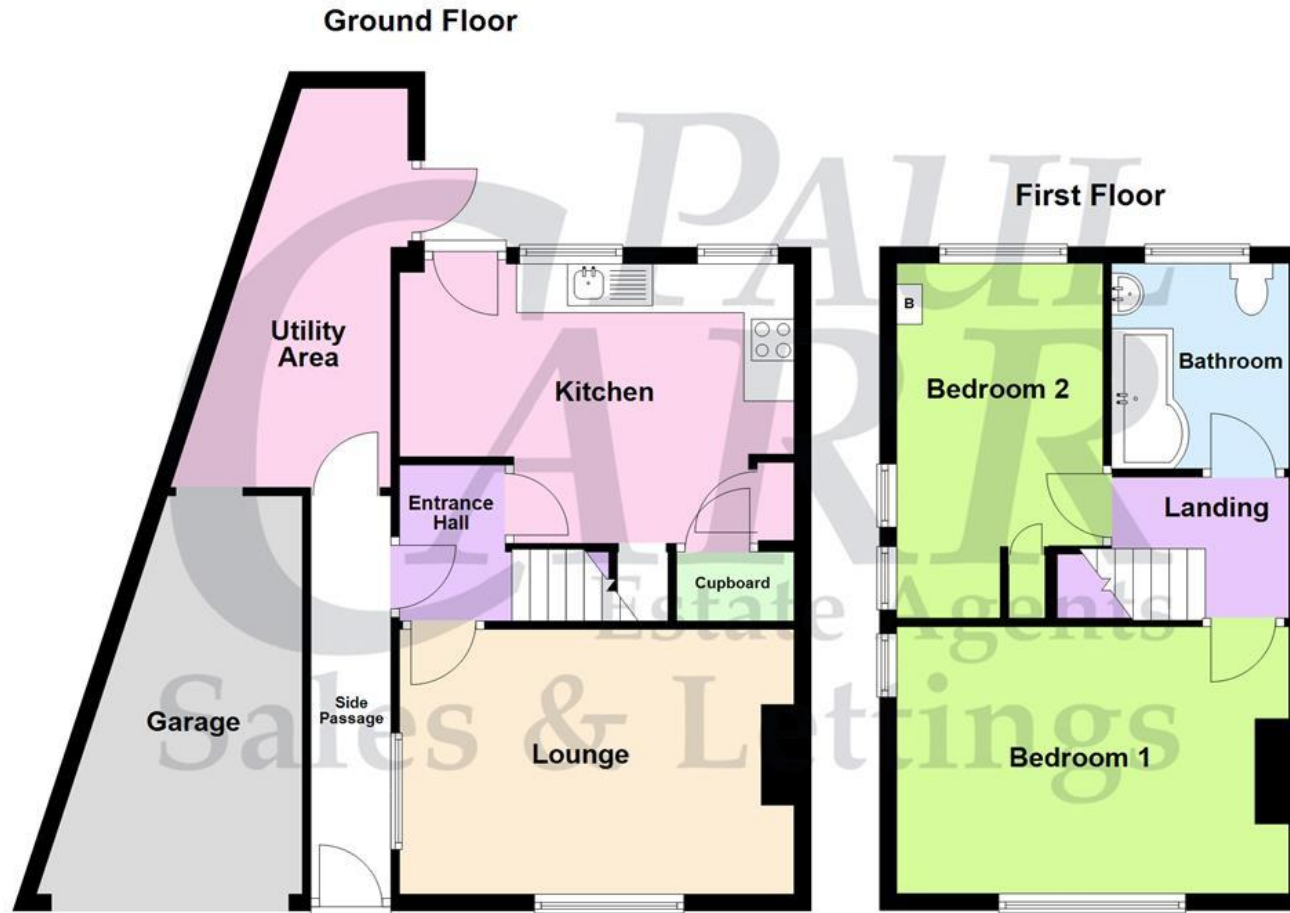
Services connected: Gas Electric Water Drainage

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		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

