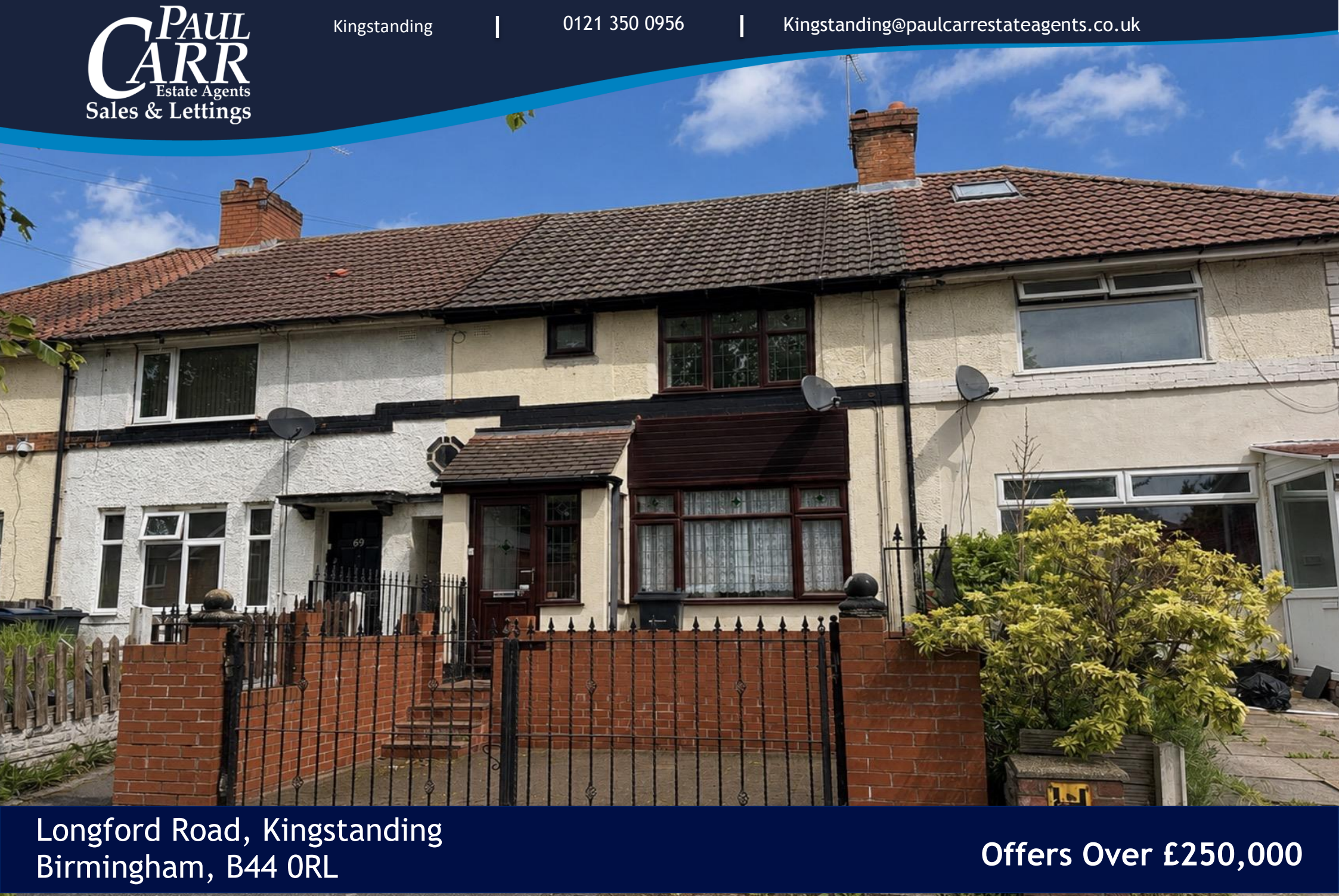
PAUL CARR Estate Agents Sales & Lettings

Kingstanding | 0121 350 0956 | Kingstanding@paulcarrestateagents.co.uk



Longford Road, Kingstanding
Birmingham, B44 0RL

Offers Over £250,000

Kingstanding

Offers Over £250,000

3 2 2

Welcoming to the market this well presented extended three bedroom mid terrace home located on Longford Road. Situated close to good local schools, shops, and amenities and it is perfect for first time buyers and families.

Approached via a block paved frontage (kerb not dropped) and entered through a secure porch. Upon entry you are welcomed into the front lounge, which gives you access to a further dining room. The downstairs shower room consists of a modern suite with a walk in shower cubicle, hand wash unit and WC. The kitchen extension offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, oven and space for other suitable fitted appliances. Heading upstairs you are presented with three double bedrooms, the main bedroom benefits from an ensuite bathroom, consisting of a bathtub with shower over above, hand wash unit and WC.

Externally, the home has a low maintenance private rear garden with fencing to the perimeter. Viewing this home is highly recommended.





















Property Specification

THREE DOUBLE BEDROOMS
TWO RECEPTION ROOMS
KITCHEN EXTENSION
TWO SHOWER ROOMS
LOW MAINTENANCE REAR GARDEN

Lounge
4.50m (14'9") max x 3.78m (12'5") max

Dining Room
2.80m (9'2") x 2.80m (9'2")

Kitchen
3.20m (10'6") x 2.50m (8'2")

Shower Room
2.8m (9' 2'') x 1.6m (5' 3'') (x)

Bedroom 1
3.85m (12'8") max x 3.33m (10'11") max

Bedroom 2
3.80m (12'6") x 2.80m (9'2")

Bedroom 3
2.90m (9'6") x 2.40m (7'10")

En-suite Bathroom
1.86m (6' 1'') x 2.25m (7' 5'')

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: 18th May 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:

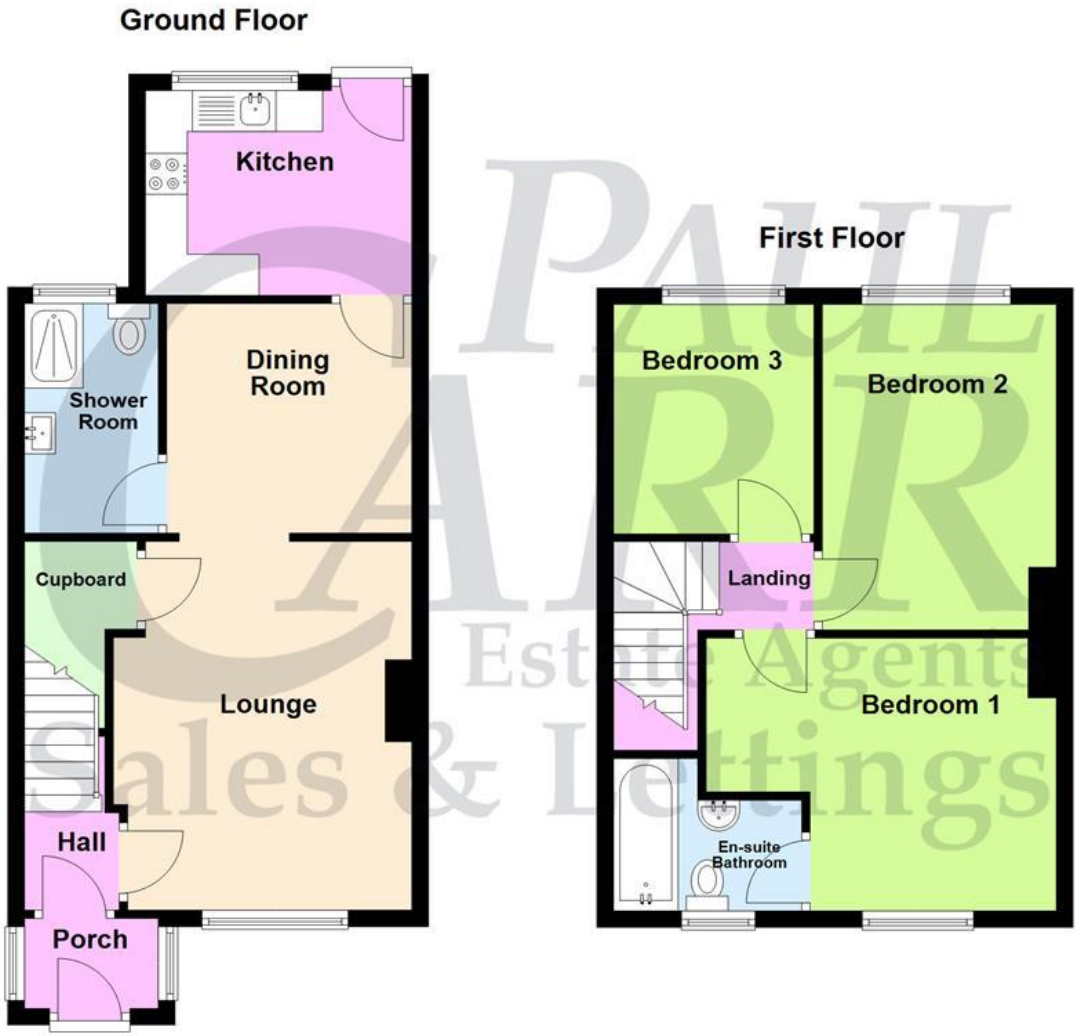
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

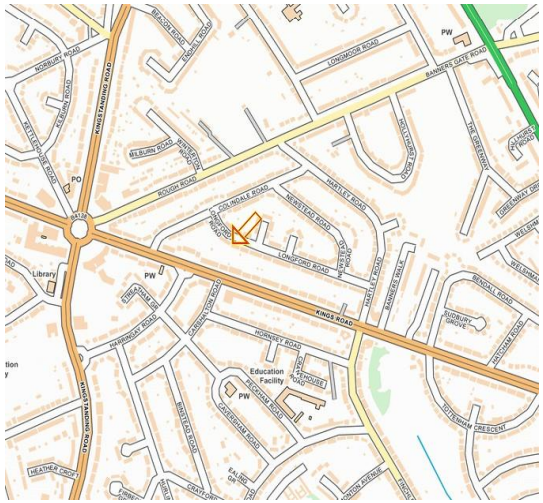
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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rightmove.co.uk
The UK's number one property website
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