PAUL CARR Estate Agents Sales & Lettings

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Halsbury Grove, Kingstanding
Birmingham, B44 0DU

Offers Over £250,000

Kingstanding

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Welcoming to the market this well presented four bedroom home located on Halsbury Grove. Situated on a cul de sac close to good local schools, shops and amenities making it perfect for first time buyers and growing families.

Approached via a shared driveway and entered through the front door. Upon entry you are welcomed by a hall giving you access to the ground floor. The kitchen extension consists of an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas hob and oven and space for other suitable fitted appliances. The home also benefits from three reception rooms. The family shower room consists of a walk in shower cubicle with a 5 feature shower, hand wash unit and WC. Heading upstairs you are presented with four bedrooms, three of which are good sized doubles and then a smaller fourth bedroom.

Externally, the home has a large private rear garden with a patio, lawned area and fencing to the perimeter. Viewing this home is highly recommended.





















Property Specification

FOUR BEDROOMS
SEMI DETACHED
CUL DE SAC LOCATION
THREE RECEPTION ROOMS
EXTENDED KITCHEN

Lounge
5.32m (17'5") max into bay x 3.92m (12'10")

Dining Room
3.30m (10'10") x 2.80m (9'2")

Kitchen
3.70m (12'2") x 3.20m (10'6")

Reception Room
5.20m (17'1") x 3.30m (10'10")

Shower Room
2.79m (9' 2") x 1.70m (5' 7")

Bedroom 1
4.00m (13'1") x 2.90m (9'6")

Bedroom 2
3.30m (10'10") x 2.90m (9'6")

Bedroom 3
3.00m (9'10") x 2.32m (7'7")

Bedroom 4
2.32m (7'7") max x 2.23m (7'4") 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: 13th October 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:

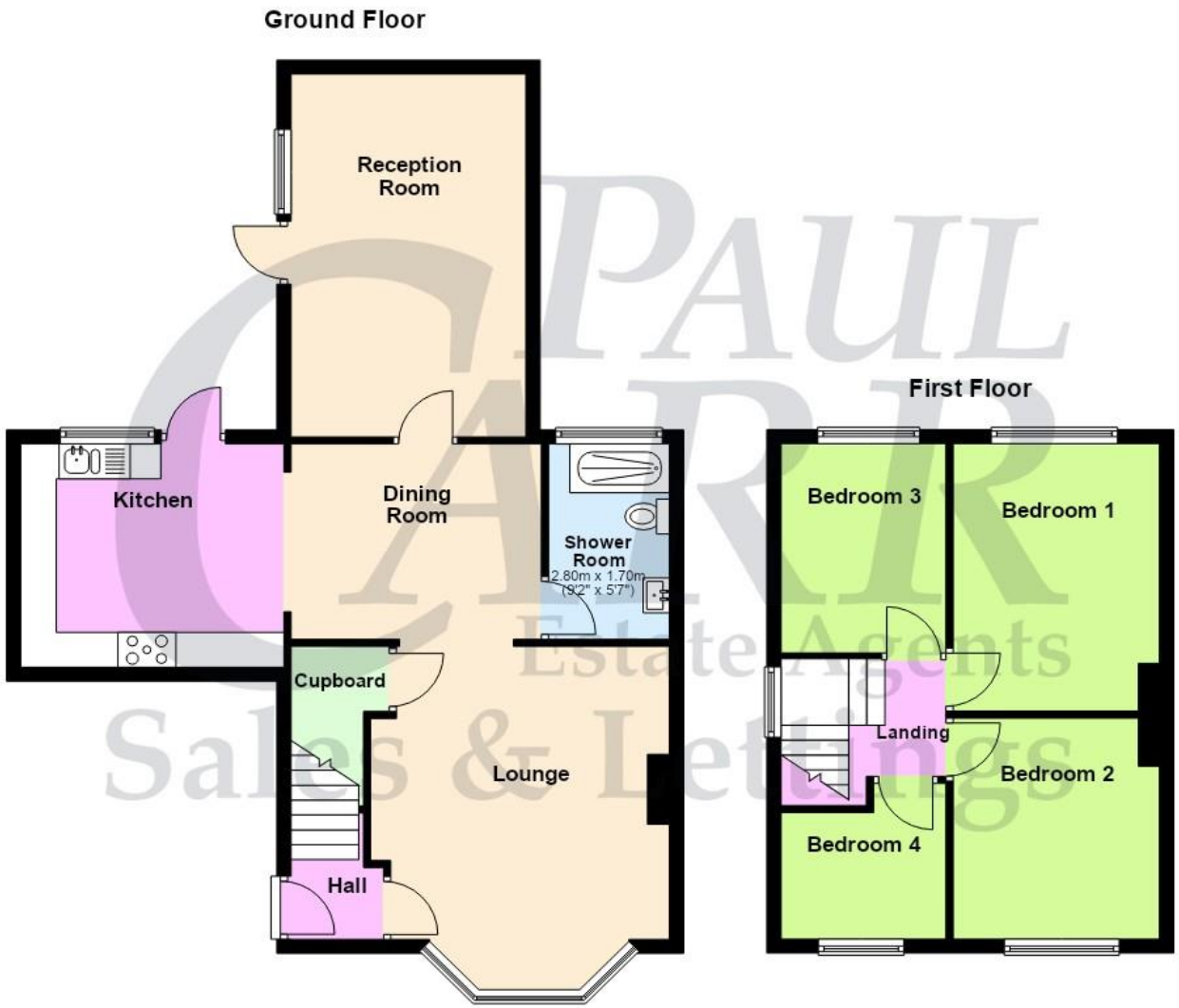
Services connected: Gas Electric Water Drainage

Council tax band: B

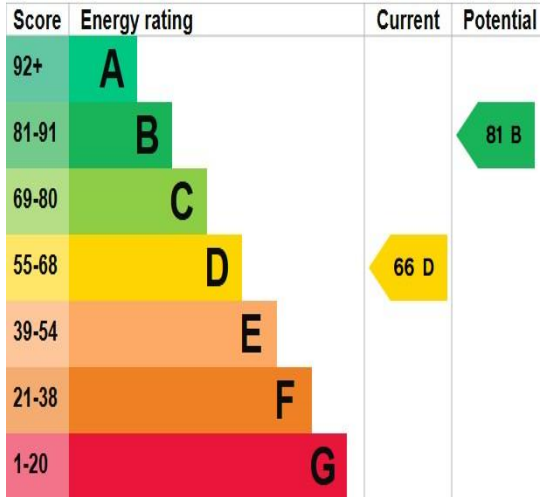
Tenure: Freehold

Floor Plan

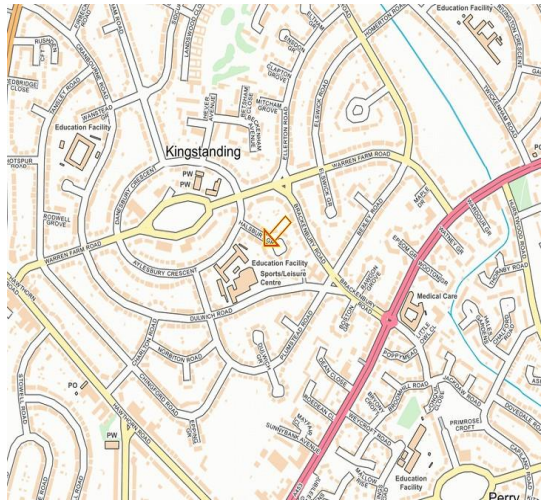
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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