



Epwell Road, Kingstanding
Birmingham, B44 8DE

Offers Over £250,000

Kingstanding

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Welcoming to the market with no onward chain, this well presented family home is located on Epwell Road.

Situated close to good local schools, shops, amenities and perfect for families or buy to let investors. Approached via a driveway for multiple vehicles and entered through a secure porch. Upon entry you welcomed by a hallway giving you access to a hallway. The ground floor consists of two formal living rooms, currently being used as a lounge and a dining room. The extended kitchen offers an array of wall and base units, plenty of countertop space, built in fridge/freezer, oven and sink unit. Completing the ground floor is a useful sunroom. Heading upstairs you are presented with three bedrooms, two of which are good sized double rooms and then a smaller but still generously sized third bedroom. The family bathroom consists of a tiled suite with a p-shaped bathtub with shower over, hand wash unit and WC.

Externally, the home has a large private rear garden with a paved patio, lawned area and rear access from Epwell Grove. Viewing this home is highly recommended.





Property Specification

THREE BEDROOMS
MID TERRACED
TWO RECEPTION ROOMS
SUNROOM
BLOCK PAVED DRIVEWAY

Lounge
3.50m (11'6") x 3.30m (10'10")

Dining Room
3.60m (11'10") x 3.20m (10'6")

Extended Kitchen
4.60m (15'1") x 2.10m (6'11")

Sun Room
10' 4" x 7' 7" (3.14m x 2.30m)

Bedroom 1
4.59m (15'1") max into bay x 3.30m (10'10")

Bedroom 2
3.60m (11'10") x 3.20m (10'6")

Bedroom 3
2.20m (7'3") x 2.00m (6'7")

Bathroom
8' 5" x 6' 7" (2.56m x 2.00m)

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: 22nd 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 £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:

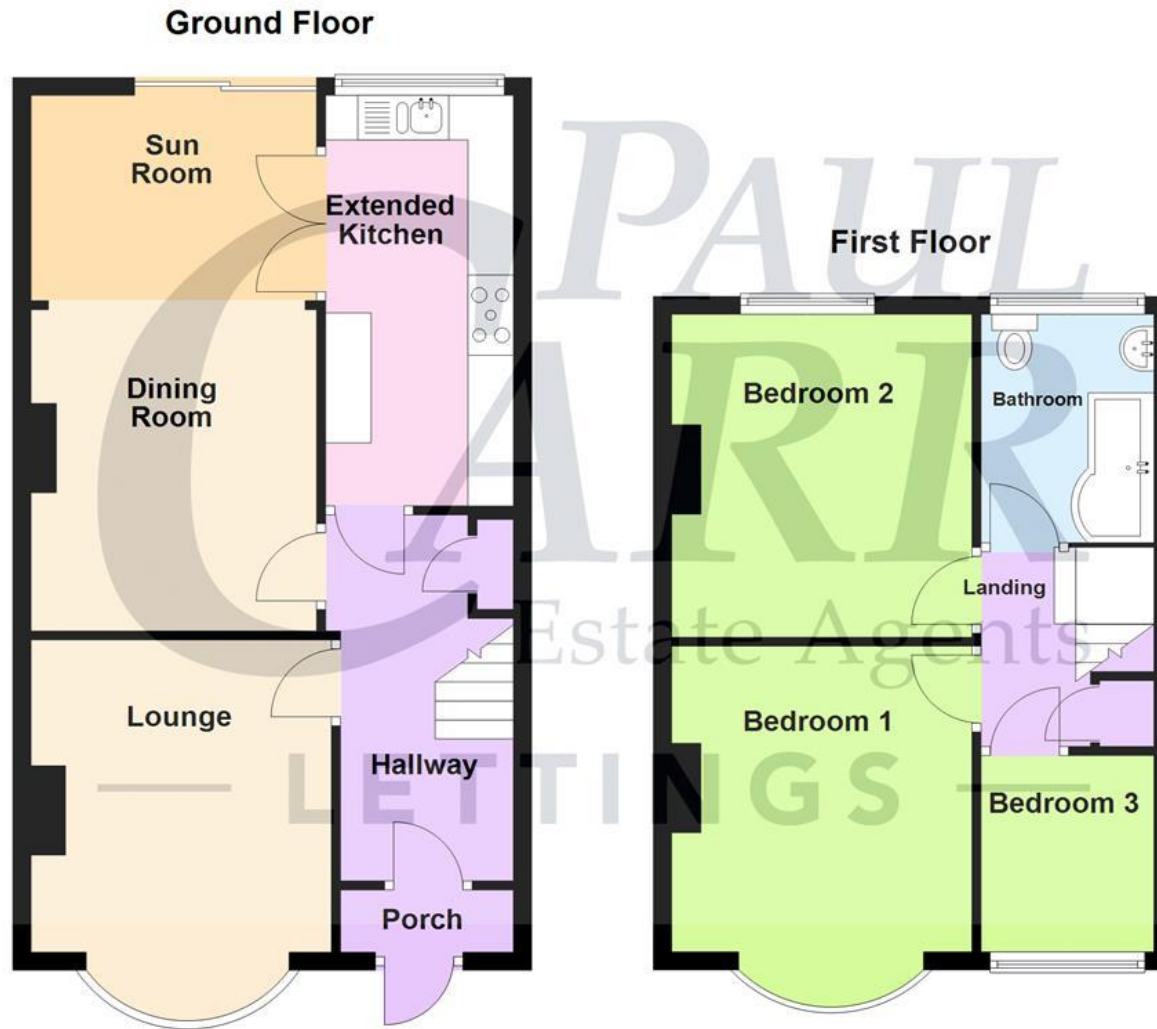
Services connected: Gas Electric Water Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

