



Kingstanding Road, Kingstanding
Birmingham, B44 9RJ

£280,000

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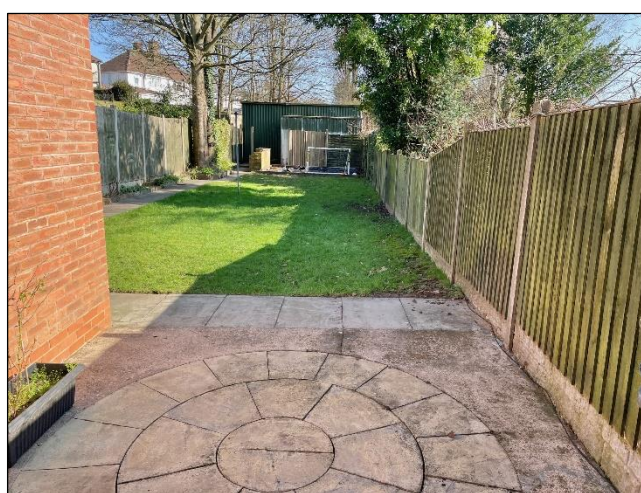


An immaculate and extended three bedroom traditional semi detached family home, located on the ever popular Kingstanding Road within a short distance of the Sutton Coldfield border and benefitting from a useful loft area as well as large rear garage / workshop.

Set behind a block paved frontage (kerb not dropped), the property is accessed via a large reception hall with stairs off, window to the side, downstairs WC and a cupboard which houses the central heating boiler. The open plan lounge / dining room has a bay window to the front as well as a bay window to the rear which has double doors out to the delightful garden. The kitchen extension has some fitted units with spaces for a cooker and a dishwasher, there is a door to the side and window overlooks the rear garden. On the first floor there are three bedrooms, the master is a good size double with a bay window to the front, the second bedroom is also a double with a bay window to the rear whilst the third bedroom has a window to the front. The well appointed bathroom has a white suite with a bath as well as a separate shower cubicle, wall tiling and a window to the rear. There is a spiral staircase off the landing leading to a useful loft room with a skylight window to the rear.

Outside the attractive patio has space for garden furniture and leads to the lawn with a path to the large rear garage / workshop offering excellent storage and potential whilst an additional area is currently used as a work from home office and this double glazed and centrally heated home must be viewed.





Property Specification

TRADITIONAL SEMI-DETACHED HOME
THREE BEDROOMS
USEFUL LOFT ROOM
TWO RECEPTION ROOMS
ATTRACTIVE KITCHEN AND DOWNSTAIRS WC

Reception Hall
6.27m (20'7") max x 2.03m (6'8")

Lounge
5.00m (16'5") into bay x 3.32m (10'11")

Dining Room
3.33m (10'11") x 2.50m (8'2")

Kitchen Extension
4.65m (15'3") x 2.16m (7'1")

Bedroom 1
4.29m (14'1") into bay x 3.36m (11')

Bedroom 2
4.19m (13'9") into bay x 3.33m (10'11")

Bedroom 3
2.11m (6'11") x 2.03m (6'8")

Bathroom
2.40m (7' 10") x 2.02m (6' 8") x

Loft Room
3.87m (12'8") x 3.21m (10'6")

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: 6th March 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:

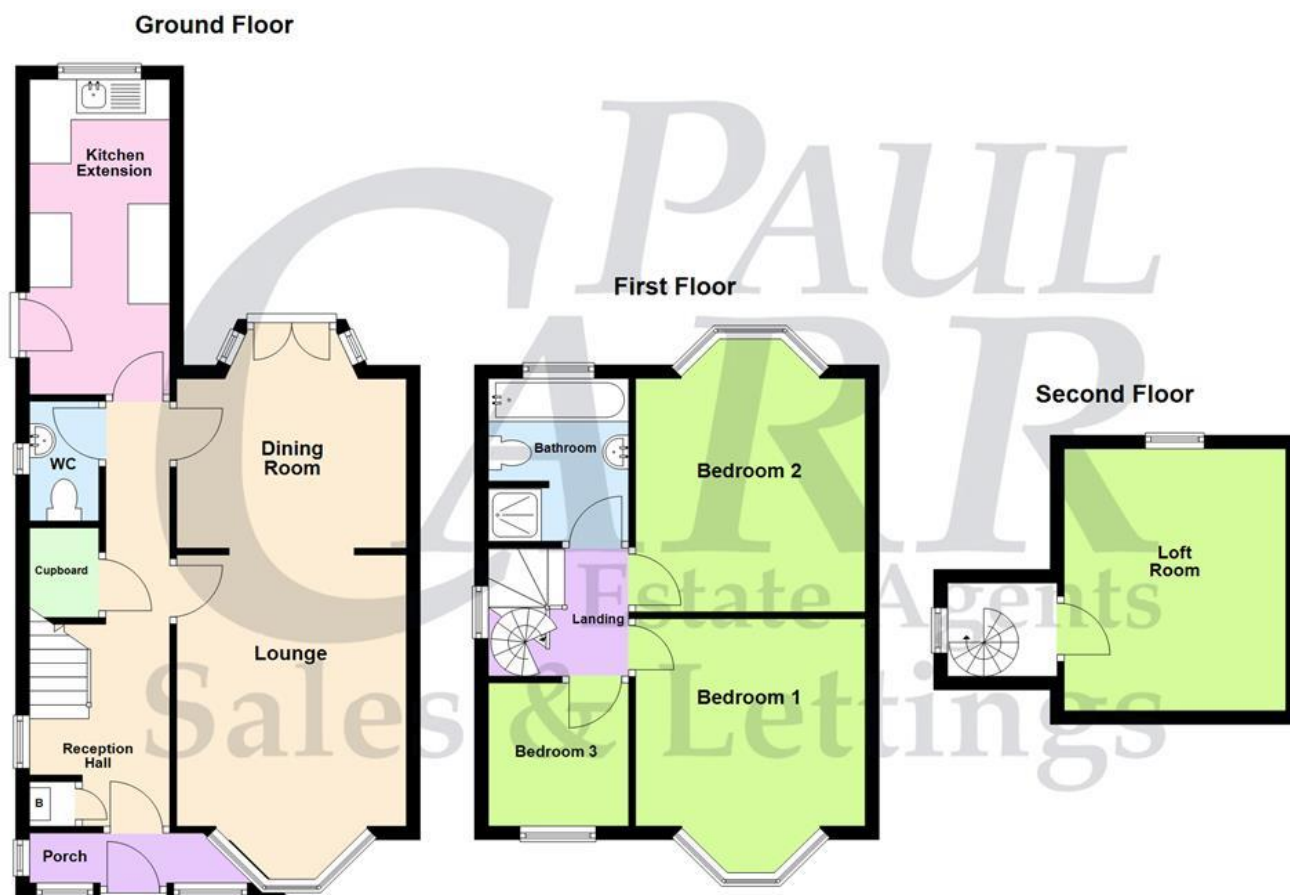
Services connected: Gas Electric Water Drainage

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		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Map Location

