PAUL CARR Estate Agents Sales & Lettings

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



Fairford Road, Kingstanding
Birmingham, B44 8DJ

£270,000

Kingstanding

£270,000

3 | 1 | 1

A well presented three bedroom traditional semi detached family home, located in this highly sought after cul de sac and benefitting from an extensive block paved drive as well as a side garage which offers scope to convert or redevelop (subject to planning permission and regs).

The property is accessed via a porch which opens into the reception hall with stairs off and a door leads to the through lounge / dining room with a bay window to the front and patio doors leading out to the rear garden. The kitchen has some fitted units, there is a built in oven and hob, space for a fridge and a window and door lead to the garden.

On the first floor there are three bedrooms, the master is a particularly spacious double with a bay window to the front, the second bedroom is a double with a window to the rear whilst the third bedroom is an excellent size and has a window to the rear. The modern bathroom has a white suite with a shower over the bath, wall boarding and a window to the front whilst the WC is separate and has a window to the side.

Outside the rear garden has a slabbed area leading to the good sized lawned garden and this double glazed and centrally heated home must be viewed.





















Property Specification

THREE BEDROOMS
TRADITIONAL SEMI DETACHED
HIGHLY SOUGHT AFTER CUL DE SAC LOCATION
SIDE GARAGE
DOUBLE GLAZED

Through Lounge
8.08m (26'6") into bay x 3.56m (11'8") max

Kitchen
3.24m (10'7") max x 2.55m (8'5")

Bedroom 1
4.77m (15'8") into bay x 3.32m (10'11")

Bedroom 2
3.35m (11') x 3.24m (10'8")

Bedroom 3
2.85m (9'4") x 2.36m (7'9")

Bathroom
1.93m (6'4") x 1.81m (5'11")

Garage
4.60m (15'1") x 2.18m (7'2")

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: 30th July 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:

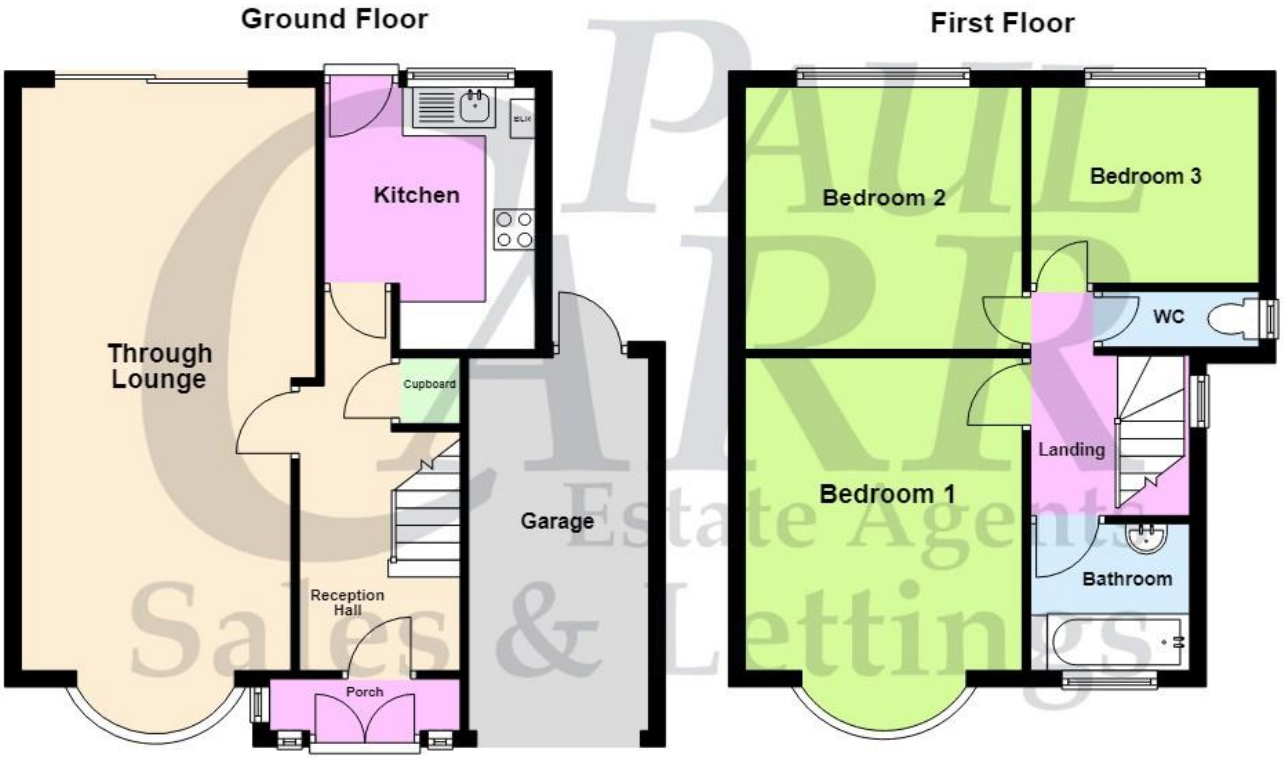
Services connected: Gas Electric Water Drainage

Council tax band: C

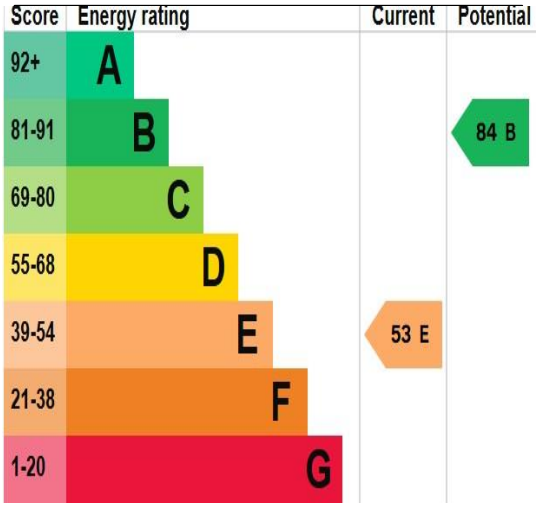
Tenure: Freehold

Floor Plan

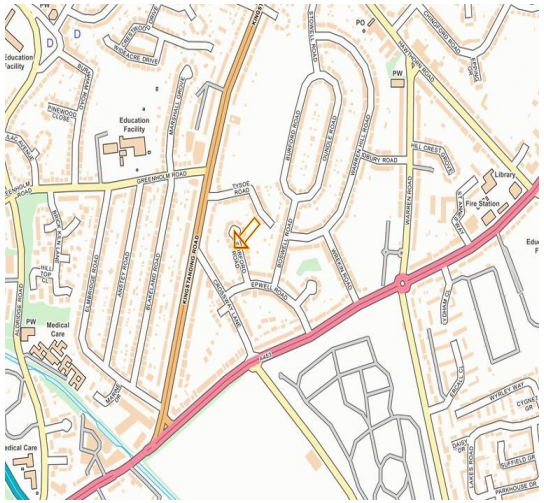
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman