



Dulwich Road, Kingstanding
Birmingham, B44 0EP

Offers Over £175,000

Kingstanding

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Welcoming to the market with no onward chain, this well presented three-bedroom semidetached home located on Dulwich Road.

Situated close to good local schools, shops, amenities, and perfect for first time buyers and investors. Approached via a pathway alongside a front garden and entered through the front door.

Upon entry you are welcomed by a good-sized lounge with a bay window. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit for side drainer and space for suitable fitted appliances. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Heading upstairs you are presented with three double bedrooms. The main bedroom benefitting from having built in storage.

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





Property Specification

NO UPWARD CHAIN
THREE BEDROOM
SEMI DETACHED
WELL PRESENTED
PERFECT FOR FIRST TIME BUYERS

Lounge
5.43m (17'10") max into bay x 4.49m (14'9") max

Kitchen
3.70m (12'2") x 2.91m (9'7")

Bathroom
2.91m (9'7") x 1.84m (6')

Bedroom 1
4.49m (14'9") x 3.47m (11'5")

Bedroom 3
3.08m (10'1") x 2.39m (7'10")

Bedroom 2
4.16m (13'8") x 3.08m (10'1")

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: 28th March 2025

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

