



Burford Road, Kingstanding
Birmingham, B44 8EE

Offers Over £200,000

Kingstanding

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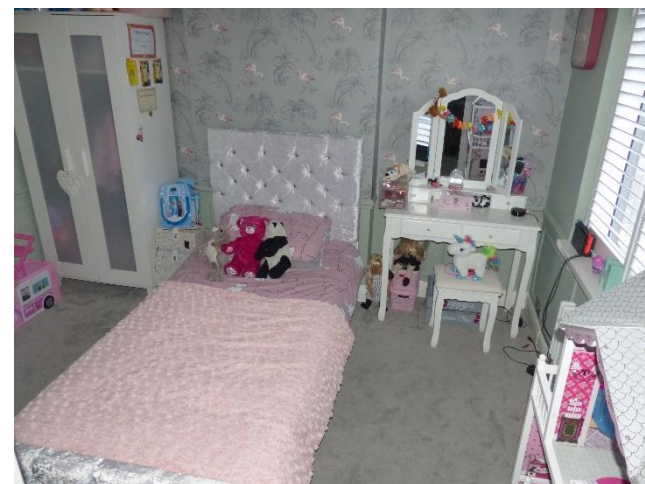


Stunning is the only way to describe this outstanding home that has been the subject of substantial improvements and extensions to create a truly unique family home.

Set behind a gravelled frontage (purchaser to drop kerb) the property is accessed via a porch that leads to the lovely open plan lounge with stairs off to the first floor, bay window to the front and feature fireplace. The dining kitchen is well fitted and has a range of units, space for a range cooker, ample room for a dining table and chairs and opens into the stunning family room extension. This room offers a versatile layout and can be used as a playroom and has a lovely view over the garden with bi-fold doors creating the perfect entertaining space. There is also a window along with two sky lights making this a very bright and airy room.

On the first floor there are two bedrooms, both of them are double, one faces the front, and one to the rear. The stylish bathroom has a freestanding roll top bath, part wall tiling, cupboard and a window to the rear. The landing has been enlarged and now has the staircase leading to the delightful loft conversion comprising of a double bedroom, with two roof windows to the front, window to the rear and an opening leads to the en-suite shower room with a shower cubicle, part wall tiling and a window to the rear.

Outside this very special property has an extensive decked area with steps down to the lawn with raised flower beds and a path leads to a summer house with light and power points, garden lighting, rear right of way and this double glazed and centrally heated home must be viewed to appreciate the standard of accommodation on offer.





Property Specification

**A TRULY UNIQUE FAMILY HOME
THREE BEDROOMS
DOUBLE GLAZING & GAS CENTRAL HEATING**

Porch

Lounge 4.59m (15'1") x 3.94m (12'11") into bay

Dining Kitchen 4.60m (15'1") x 3.34m (10'11")

Stunning Family Room 5.00m (16'5") max x 3.81m (12'6") max

Utility Area 1.60m (5'3") x 1.16m (3'10")

Side Passage 7.44m (24'5") x 0.85m (2'9")

Bedroom Two 3.35m (11') x 2.72m (8'11")

Bedroom Three 3.35m (11') x 2.67m (8'9")

Stylish Bathroom 2.44m (8') max x 1.80m (5'11")

Bedroom One 5.06m (16'7") x 2.91m (9'7") max

En-suite

Low Maintenance Frontage

Rear Garden With Summerhouse

Rear Right Of Way



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: 8th February 2021

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold
Birmingham City Council has looked into selling the playing fields for development purposes, however nothing has been approved to date.

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

Map Location

