



Warren Road, Kingstanding  
Birmingham, B44 8QL

**Offers Over £210,000**



# Kingstanding

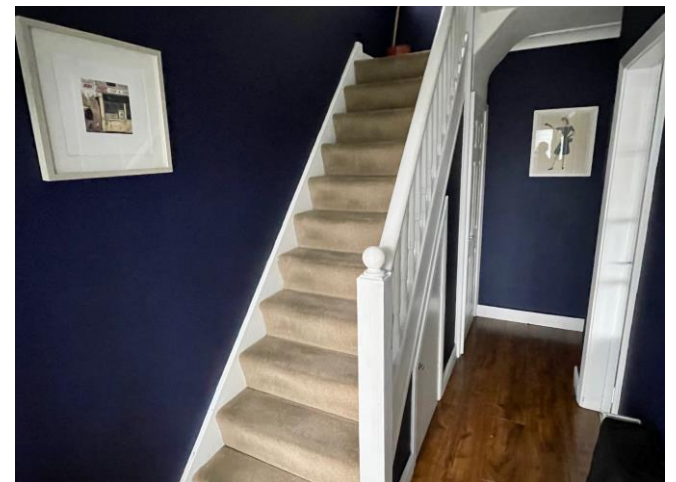
Offers Over £210,000

3  1  2 

Located on this extremely popular and sought after road, this much improved three-bedroom traditional semi detached occupies an elevated position and benefits from an open plan dining kitchen.

Steps lead up to the porch with a door and single glazed window either side to the reception hall with a useful understairs WC and there are doors to the dining kitchen as well as the lounge which has a bay window to the front. The open plan dining kitchen has some fitted units with a built in oven and hob, spaces for a washing machine, tumble drier and fridge freezer, there is a window to the side whilst in the dining area there is ample space for a table and chairs. Double doors and windows either side lead to the conservatory which offers a variety of uses and has windows and double doors out to the garden. On the first floor there are three bedrooms, the master is a 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 a good size single with windows to the side and rear. Outside the tiered rear garden has various flower bed and there is a rear right of way.

This double glazed and centrally heated home must be viewed to appreciate all that is on offer.







## Property Specification

3 BEDROOMS  
TRADITIONAL SEMI DETACHED PROPERTY  
SOUGHT AFTER ROAD  
OPEN PLAN DINING KITCHEN  
IDEAL FOR FIRST TIME BUYERS

**Reception Hall**  
4.32m (14'2") x 1.99m (6'6")

**Lounge**  
4.01m (13'2") into bay x 3.51m (11'6")

**Open Plan Dining Kitchen**  
5.26m (17'3") max x 3.49m (11'5") max

**Conservatory**  
4.82m (15'10") x 1.81m (5'11")

**Bedroom 1**  
4.16m (13'8") into bay x 3.34m (11')

**Bedroom 2**  
3.49m (11'6") x 3.15m (10'4")

**Bedroom 3**  
2.40m (7'10") x 1.96m (6'5")

**Bathroom**  
2.01m (6'7") max x 1.79m (5'10")

### 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 March 2023

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: C

Tenure: Freehold

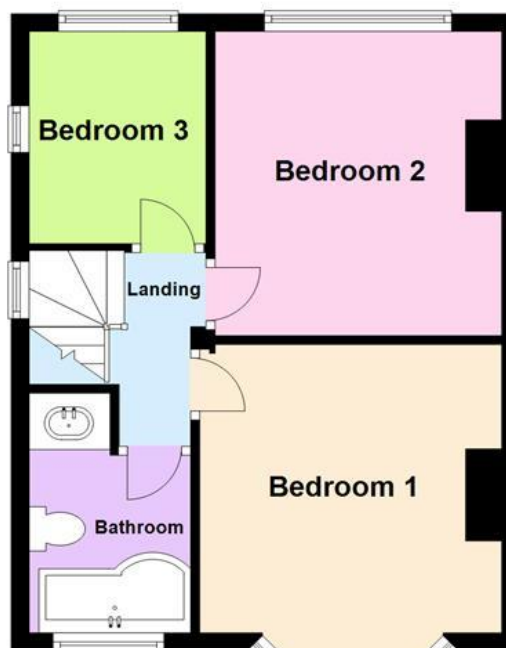
# Floor Plan

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


## Ground Floor



## First Floor



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

