



Warren Farm Road, Kingstanding  
Birmingham, B44 0PX

**Offers Over £230,000**



# Kingstanding

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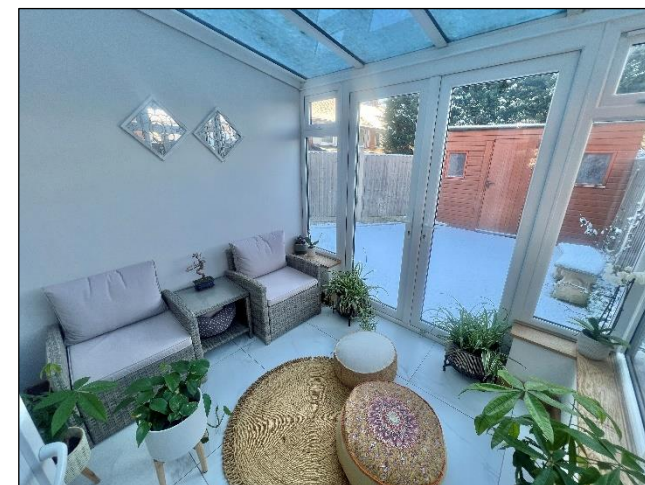


Welcoming to the market this immaculately presented three-bedroom end terrace home located on the popular Warren Farm Road.

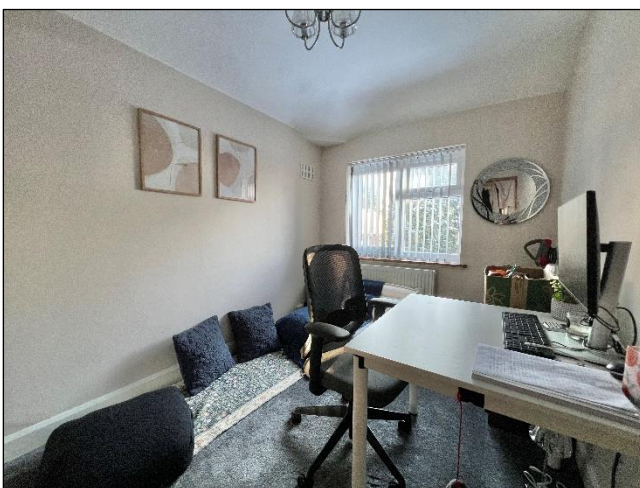
Situated close to good schools, shops and local amenities, making it perfect for first-time buyers and investors. Approached via a block paved drive (kerb not dropped) and entered through the front door. Upon entry you are welcomed by an inviting hallway giving you access to a stunning open plan lounge/dining room. This space offers floor tiling throughout, bay window and a wonderful fireplace. There is also a family bathroom with access from the hallway, the bathroom consists of a double ended bathtub, shower cubicle, hand wash unit and WC. The kitchen offers an array of wall and base units, plenty of counter-top space, sink unit with side drainer and space for suitable fitted appliances. Completing the ground floor is a beautiful conservatory with access out to the garden. There is also plumbing installed in the under-stair cupboard for a washing machine.

Heading upstairs you are presented with three double bedrooms, all rooms have built in wardrobe space. The main bedroom benefits from a walk-in shower. Completing the first floor is a useful WC and sink off the landing.

Externally, the home benefits from a large private south facing garden with a lawned area, paving at the top with electric power and a water point. Completing the garden is a large useful shed. Viewing this home is highly recommended.







## Property Specification

THREE BEDROOM END TERRACE  
IMMACULATELY PRESENTED  
EXTENDED KITCHEN  
LARGE CORNER PLOT  
POTENTIAL FOR EXTENSION (STPP)

### Lounge

4.40m (14'5") max into bay x 3.20m (10'6") max

### Dining Room

4.70m (15'5") x 3.20m (10'6")

### Extended Kitchen

4.10m (13'5") x 1.80m (5'11")

### Conservatory

2.60m (8'6") x 2.30m (7'7")

### Bedroom 1

3.61m (11' 10") x 5.1m x (16' 9")

### Bedroom 2

3.40m (11'2") x 2.80m (9'2")

### Bedroom 3

3.50m (11'6") x 2.20m (7'3")

### Bathroom

2.79m (9'2") max x 1.80m (5'11") max

### 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:

**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: 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	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

