



Wandsworth Road, Kingstanding  
Birmingham, B44 9LA

**Offers Over £200,000**

# Kingstanding

Offers Over £200,000



Wow. Opportunities like this don't come up very often to purchase a most energy efficient family home with the benefit of external wall insulation, whilst the whole house has been refurbished to a very high standard and also comes with a first floor shower room as well as a ground floor bathroom.

Occupying a substantial sweeping corner plot offering tremendous scope, the property is set behind a large driveway with ample room for a caravan / large van as well as additional parking with a front door leading into the entrance hall with understairs storage. The lounge has a feature chimney breast with inset fire detail, window to the front and a door leads to the inner hall with stairs off. The attractive dining kitchen has a range of fitted units with a built in oven, hob and extractor, integrated fridge and freezer, spaces for a washing machine, tumble drier and dishwasher, room for a table and chairs, whilst a window and double doors lead out to the garden and allow in plenty of light. The stunning, high quality bathroom has a white suite, shower attachment on the bath, WC with concealed cistern and feature coordinating tiling.

The impressive accommodation continues upstairs with three bedrooms and a shower room, the master is a double with two windows to the front, the second bedroom is also 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 shower room has a good size shower cubicle, WC with concealed cistern, attractive coordinating tiling and a window to the side.

Outside the small rear garden has timber decking leading to the grassed area and this very special home must be viewed to appreciate all this double glazed and centrally heated home has to offer.





## Property Specification

**ENERGY EFFICIENT FAMILY HOME  
FULLY REFURBISHED THROUGHOUT  
SUBSTANTIAL SWEEPING CORNER PLOT  
THREE BEDROOMS  
DOUBLE GLAZING & GAS CENTRAL HEATING**

### Entrance Hall

**Lounge 4.25m (13'11") x 4.12m (13'6") max**

**Kitchen 5.25m (17'3") max x 2.87m (9'5")**

**Bathroom 1.79m (5'10") x 1.49m (4'11")**

**Bedroom One 3.48m (11'5") x 3.28m (10'9")**

**Bedroom Two 3.89m (12'9") x 2.85m (9'4")**

**Bedroom Three 2.92m (9'7") x 2.30m (7'7")**

**Shower Room 1.74m (5'9") x 1.65m (5'5")**

**Small Rear Garden With Timber Decking**

**Large Driveway**

### 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: 26th May 2021

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

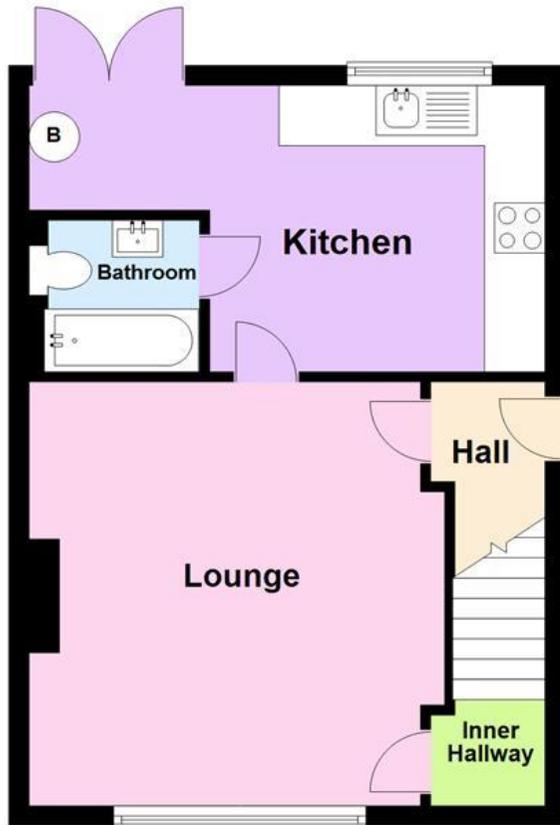
Council tax band: B

Tenure: Freehold

# Floor Plan

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

### Ground Floor



### First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

