



Epwell Grove, Kingstanding  
Birmingham, B44 8DG

Offers Over £230,000

# Kingstanding

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This absolutely stunning three bedroom traditional semi detached, is located on a sweeping corner plot with a detached double garage and additional space to the front. Located in this popular and highly regarded cul de sac, this most impressive home is accessed via a porch that leads to the open plan lounge with a bay window to the front, staircase off with oak handrail and built in meter cupboard with oak top. Double doors lead to the stunning extended kitchen / family room with a range of well fitted contrasting units, built in Neff oven, Neff combination oven / microwave, AEG hob, integrated fridge and freezer, boiling water tap and large storage cupboard off. There is ample space for a table and chairs as well as a settee, lovely feature brick chimney breast with fire recess, and a window and double doors lead out to the garden.

The immaculate, well presented accommodation continues on the first floor with three bedrooms, the master is a double and has two fitted wardrobes and matching drawer and storage cupboards and a window to the front. The second bedroom is a double and has a window to the rear whilst the third bedroom is a single and has a window to the front, storage area off and is currently used a dressing room. The luxuriously appointed shower room has a large walk in shower, fitted furniture housing the concealed cistern and wash basin, part wall tiling and a window to the rear. Outside there is a patio area leading to the artificial lawn, raised flower beds with railway sleepers whilst the detached side garage is double in size and has two up and over doors, door and windows to the rear, whilst a new tarmac drive provides ample parking with an additional area to the side and viewing of this delightful, centrally heated and majority double glazed home is essential to fully appreciate the standard of accommodation on offer.



# Property Specification



## 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: 16th October 2020

STUNNING SEMI DETACHED  
THREE BEDROOMS  
GAS CENTRAL HEATING  
&  
MAJORITY DOUBLE GLAZING

## Porch

Lounge 5.15m (16'11") x 3.66m (12') into bay

Stunning Family Kitchen 5.75m (18'10") max x 4.72m (15'6") max

Bedroom One 3.48m (11'5") x 3.15m (10'4")

Bedroom Two 3.22m (10'7") x 3.03m (9'11")

Bedroom Three 2.14m (7') x 1.81m (5'11")

Luxury Shower Room 2.60m (8'6") x 2.00m (6'7")

Detached Double Garage 5.55m (18'3") x 4.47m (14'8")

Ample Parking

Rear Garden With Patio

## Viewer's Note:

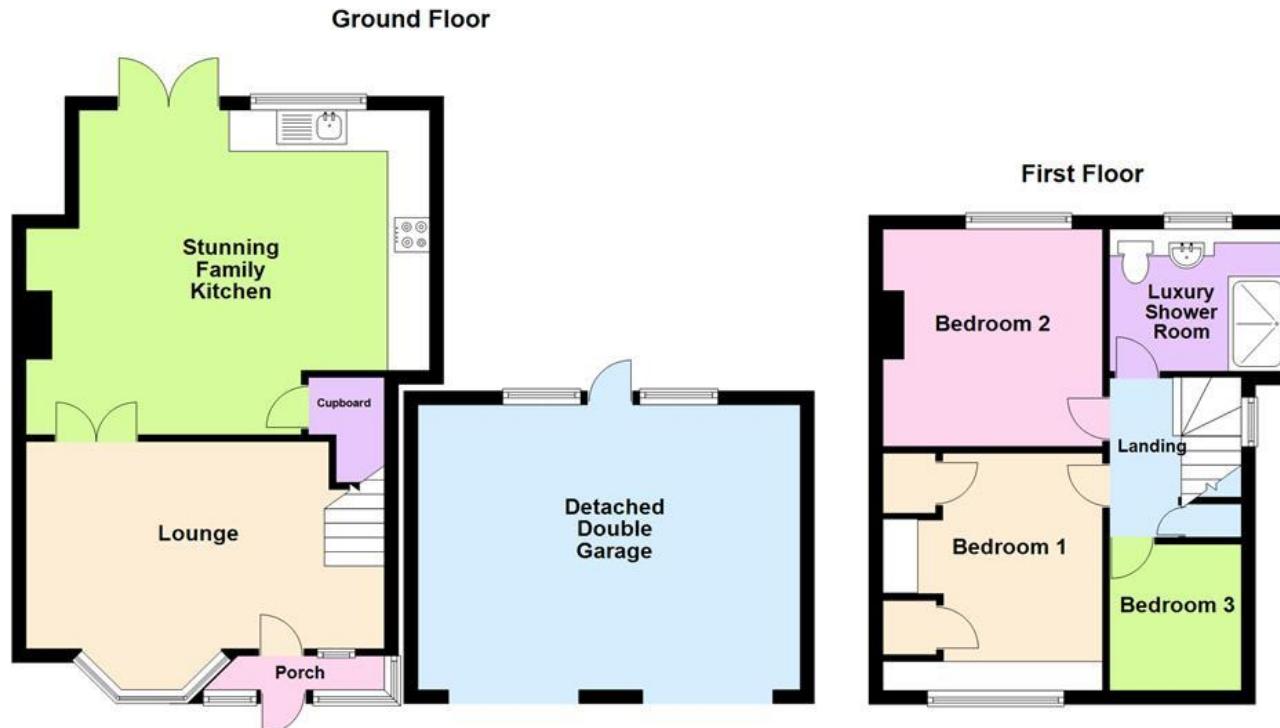
Services connected: Gas, Electricity, Water, Drainage

Council tax band: C

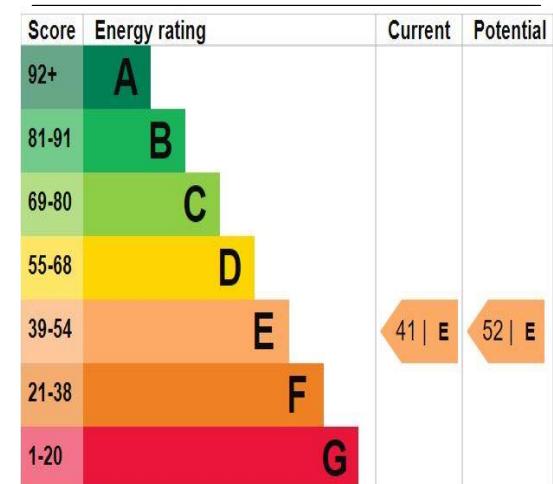
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

