



Beacon Road, Kingstanding
Birmingham, B44 9RL

Offers Over £220,000

Kingstanding

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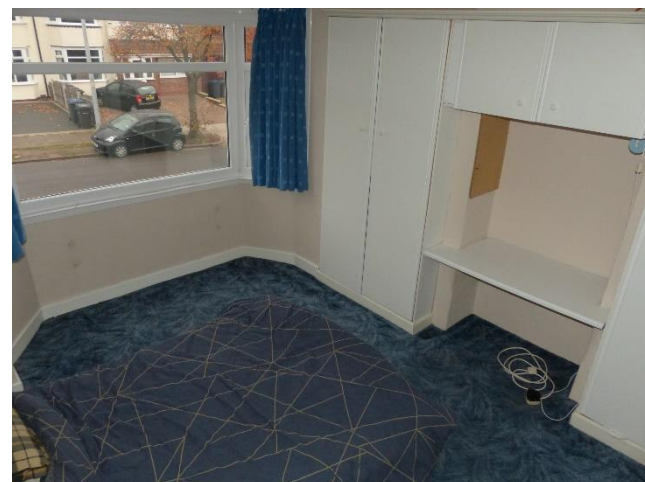
Offered with no upward chain, this substantially extended three double bedroom traditional semi detached is located on a generous plot with additional space to the side offering further scope to extend.

Situated close to the border of Streetly and just a short walk from open parkland, this spacious family home benefits from a two storey side extension and is set behind a driveway with a porch leading to the large garage as well as the reception hall with stairs off. The dining room has a bay window to the front and opens into the lounge with a fireplace and a bay window to the rear and double doors out to the garden. The extended dining kitchen has space for a table and chairs, range of units with a built in oven and hob, spaces for a washing machine and fridge freezer, whilst two windows and a door lead out to the garden and allow in plenty of light.

On the first floor there are three double bedrooms, the master has a bay window to the rear and a fitted wardrobe, the second has a bay window to the front and two fitted wardrobes whilst the third has been extended and has fitted wardrobes to one wall. The bathroom offers excellent scope and has a bath with shower over, wall tiling and two windows to the side. There is also a useful boarded loft with electricity and a functional ladder.

Outside the secluded rear garden is an excellent size with a patio area providing ample space for a table and chairs and leads to the lawn with mature shrubs and trees.

Viewing is essential to fully appreciate the amount of scope and space that this double glazed property has to offer that also benefits from Logisor infra red clear heater system.





Property Specification

**SUBSTANTIALLY EXTENDED SEMI DETACHED
THREE DOUBLE BEDROOMS
DOUBLE GLAZING
&
LOGICOR INFRA RED CLEAR HEATER SYSTEM
NO UPWARD CHAIN**

Porch

Reception Hall

Dining Room 3.36m (11') into bay x 3.36m (11')

Lounge 4.20m (13'9") into bay x 3.36m (11')

Dining Area 2.44m (8') x 1.82m (6')

Kitchen Extension 3.64m (11'11") x 2.44m (8')

Bedroom One 4.27m (14') into bay x 3.33m (10'11")

Bedroom Two 3.83m (12'7") into bay x 3.33m (10'11")

Bedroom Three 5.45m (17'11") x 2.54m (8'4") max

Bathroom 2.44m (8') x 1.82m (6')

Garage 5.74m (18'10") x 3.40m (11'2")

Secluded Rear Garden & 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: 19th October 2020

Viewer's Note:

Services connected: Electricity, Water, Drainage
Council tax band: D
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 | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

