



Cooksey Lane, Kingstanding  
Birmingham, B44 9QR

**£190,000**



# Kingstanding

£190,000



Wow. The quality of work done to this newly and most impressively refurbished terraced is simply stunning and the level of designer details is second to none and offered with no upward chain.

This spectacular home now benefits from a first floor bathroom and also has a useful downstairs WC. Set behind a block paved frontage (kerb not dropped) a porch leads to the open plan lounge with stairs off, bow window to the front, attractive cupboard housing the meter and a lovely fireplace surround. The superb kitchen has been fitted to a very high standard and comes with a variety of units, built in oven and hob, integrated washing machine, wall mounted boiler which has been boxed in to match the units whilst two windows and a door lead out to the garden and allow in plenty of light and there is a useful WC off, which is perfect for modern family life.

On the first floor there are three bedrooms, the master is a double with a window to the rear whilst the second and third bedrooms are excellent singles with windows to the front, one of which has an over stairs storage cupboard. The luxuriously appointed bathroom is straight from a 5\* hotel and has a white suite with designer half height wall panelling, feature ceiling detail with down lighters and a window to the rear. There are oak veneered doors upstairs and a glazed oak veneer door between the kitchen and lounge adding the high class finish.

Viewing is an absolute necessity of this stunning home to appreciate all this double glazed and centrally heated home has to offer.







## Property Specification

**IMPRESSIVELY REFURBISHED TERRACED  
THREE BEDROOMS  
DOUBLE GLAZING & GAS CENTRAL HEATING  
NO UPWARD CHAIN**

### Porch

**Open Plan Lounge 4.06m (13'4") x 3.70m (12'2")**

**Kitchen 5.09m (16'8") x 2.65m (8'8")**

**Bedroom One 3.33m (10'11") x 3.03m (9'11")**

**Bedroom Two 3.10m (10'2") x 2.33m (7'8")**

**Bedroom Three 3.16m (10'4") max x 2.22m (7'3")**

**Bathroom 2.55m (8'4") x 2.40m (7'11")**

**Block Paved Drive (no dropped kerb)**

**Rear Garden With Patio**

### 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: 2nd November 2021

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: A

Tenure: Freehold

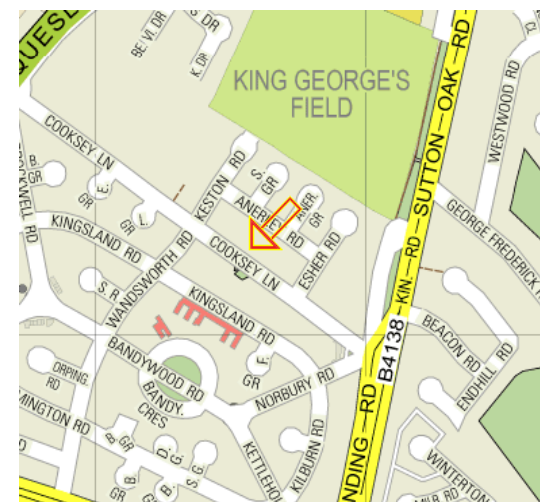
# Floor Plan

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

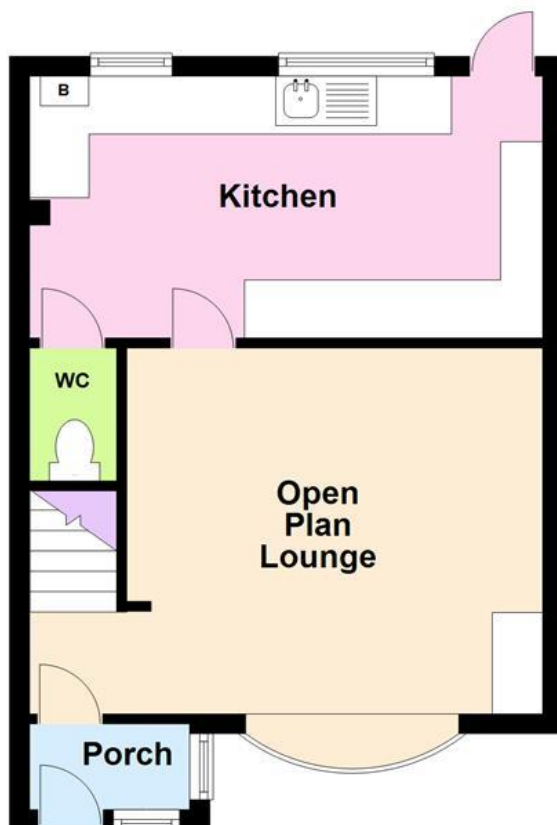
Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

Map Location



Ground Floor



First Floor

