



Tansley Road, Kingstanding  
Birmingham, B44 0DG

Offers Over £210,000

# Kingstanding

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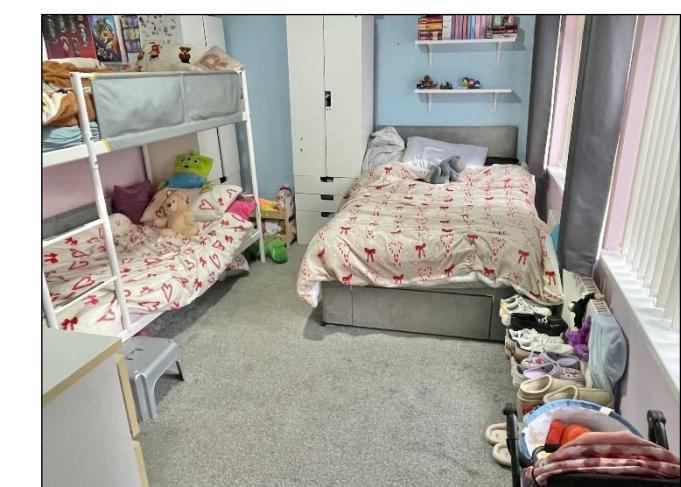


This extended, spacious family home offers a versatile layout and is ideal for First Time Buyers and benefits from a good size kitchen extension.

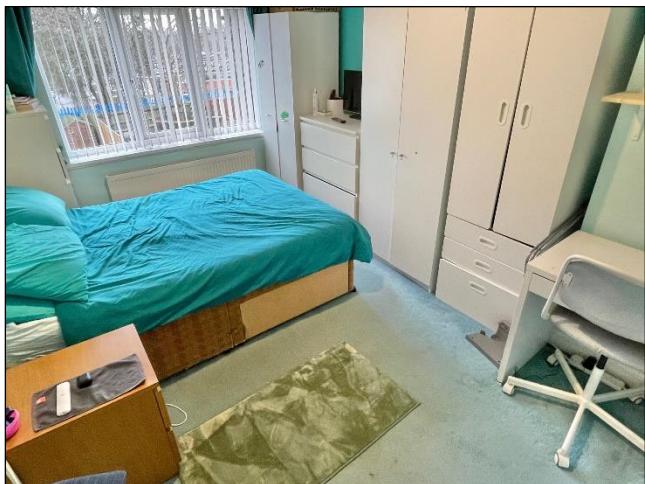
Located on this highly sought after road, the property is set behind a tarmac driveway and is accessed via an entrance hall with stairs off and a door leads to the lounge with a window to the front and a door to the dining room. A further door leads to a lobby which has understairs storage and a door opens into the well appointed shower room which has a large shower cubicle, fitted furniture housing the washbasin and WC with concealed cistern and there is attractive wall and floor tiling. The dining room offers a variety of uses and has ample space for a table and chairs and is also currently used as a home office whilst the kitchen extension is fitted with a range of units, built in oven, hob and extractor, spaces for a washing machine, tumble drier, dishwasher and fridge freezer whilst a window and door lead to the garden.

On the first floor there are three double bedrooms, the master has two windows to the front, over stairs storage cupboard and a further storage alcove, the second bedroom has a window to the rear whilst the third bedroom also has a window to the rear.

Outside there is a patio area leading to the lawn, a shared side passage and this double glazed and centrally heated home must be viewed.



# Property Specification



THREE BEDROOMS  
MID TERRACED  
IDEAL FOR FIRST TIME BUYERS  
EXTENDED KITCHEN  
DRIVEWAY

**Lounge**  
4.23m (13'11") x 3.62m (11'11") max

**Dining Room**  
3.12m (10'3") x 2.87m (9'5")

**Kitchen Extension**  
4.12m (13'6") x 2.51m (8'3")

**Shower Room**  
2.86m (9'5") x 1.35m (4'5")

**Bedroom 1**  
5.26m (17'3") max x 3.30m (10'10")

**Bedroom 2**  
3.93m (12'11") x 2.90m (9'6")

**Bedroom 3**  
2.96m (9'9") x 2.28m (7'6")

## 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: 29<sup>th</sup> January 2026

**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:

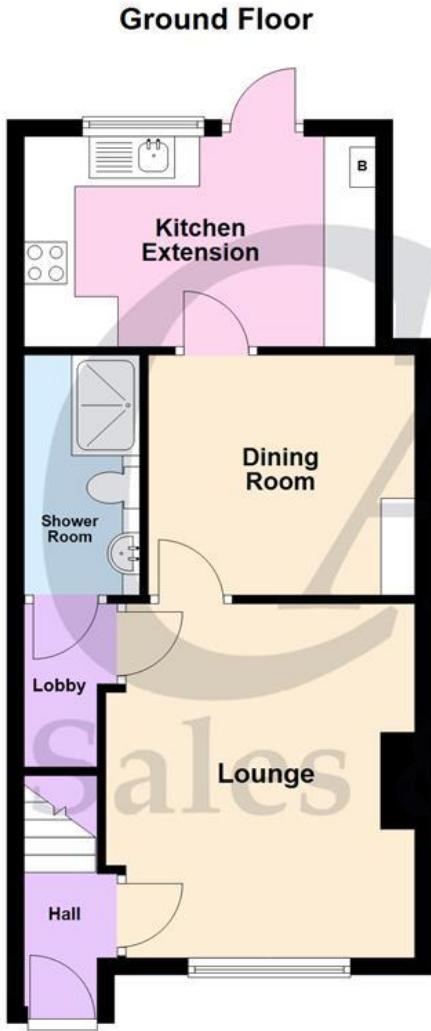
Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: Freehold

# Floor Plan

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



## First Floor



## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

