



College Road, Kingstanding  
Birmingham, B44 0HF

**Offers Over £180,000**



# Kingstanding

Offers Over £180,000



Ideal for First Time Buyers, this three bedroom end terraced family home is located on the ever popular College Road and is close to local shops and bus services.

Set behind a front garden, the property is accessed via an entrance hall with stairs off and a door leads to the good size lounge with windows to the front and side. The kitchen has a range of units, there is a wall mounted central heating boiler and windows to the side and rear. The bathroom has a white suite with understairs storage cupboard and a window to the inner lobby which has a separate WC off and a door to the lean to.

On the first floor there are three bedrooms, the master is a spacious double with windows to the side and rear, the second bedroom is also a double with an over stair's storage cupboard, window to the rear and two windows to the side whilst the third bedroom is an excellent size and has a window to the rear.

Outside the rear garden is split into two parts, the first is slabbed providing ample space for garden furniture and the second section is mainly lawned and this double glazed and centrally heated home must be viewed.







## Property Specification

IDEAL FOR FIRST TIME BUYERS  
THREE BEDROOMS  
END TERRACED  
SPACIOUS MASTER BEDROOM  
GOOD SIZED THIRD BEDROOM

**Reception Hall**  
2.00m (6'7") x 0.99m (3'3")

**Kitchen**  
3.27m (10'9") max x 2.83m (9'3")

**Bathroom**  
1.74m (5'9") x 1.70m (5'7")

**Lean-to**  
3.88m (12'9") x 1.78m (5'10")

**Bedroom 1**  
4.67m (15'4") x 3.21m (10'6")

**Bedroom 2**  
4.24m (13'11") max x 2.41m (7'11")

**Bedroom 3**  
2.38m (7'10") x 2.16m (7'1")

### 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: 20th February 2024

### 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


## Ground Floor



## First Floor



## Energy Efficiency Rating

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92-100)	A			83
(81-91)	B			
(69-80)	C			
(55-68)	D			53
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

## Map Location

