



Danesbury Crescent, Kingstanding
Birmingham, B44 0QP

Offers Over £220,000

Kingstanding

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Wow, opportunities like this do not come up very often as this home had been converted for disabled access, creating a self contained ground floor annex with a bedroom and a wet room which also access to the main house so it could also be used as a teenagers / parent suite or a variety of other uses.

Offered with no upward chain, this substantially extended and well proportioned four bedroom home is set behind a driveway with a porch leading to the side porch with access to the reception hall which has stairs off and a storage cupboard with a single glazed window to the front. There is a wet room which offers scope to improve and doors lead to the lounge as well as the family room which has a window to the front and double doors open into the lounge with a window to the rear. The dining kitchen has been extended and comes with a section of work top that is height adjustable, there are spaces for a washing machine and fridge freezer, room for a table and chairs, window to the sun room and a window and door to the garden. Leading off is the annex which has a separate door and window to the front, the bedroom has a ceiling hoist and a door leads to the wet room with a height adjustable wash basin and a window to the side.

On the first floor there are three good size bedrooms, the master is a large double with a window to the front and a useful en-suite WC off. The second bedroom is also a large double with a window to the rear whilst the third bedroom is an excellent single with a storage cupboard and a window to the rear.

Outside a ramp leads up to the lawned garden with mature shrubs and viewing is a must to truly appreciate the amount of space this double glazed and centrally heated home has to offer.





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: 25th June 2021

Property Specification

**SUBSTANTIALLY EXTENDED
FOUR BEDROOM HOME
CONVERTED FOR DISABLED ACCESS
DOUBLE GLAZING & GAS CENTRAL HEATING
NO UPWARD CHAIN**

Porch

Reception Hall

Family Room 3.75m (12'4") x 3.26m (10'8")

Lounge 4.53m (14'10") x 3.27m (10'9")

Wet Room 1.84m (6') x 1.80m (5'11")

Extended Kitchen 6.20m (20'4") max x 3.22m (10'7")

Bedroom 4 /Annex 3.57m (11'9") x 2.78m (9'2") max

Wet Room 2.85m (9'4") x 2.41m (7'11")

Sun Room 2.94m (9'8") x 2.23m (7'4")

Bedroom 1 4.16m (13'8") x 3.70m (12'2")

WC

Bedroom 2 4.60m (15'1") x 2.90m (9'6")

Bedroom 3 3.47m (11'5") x 2.29m (7'6")

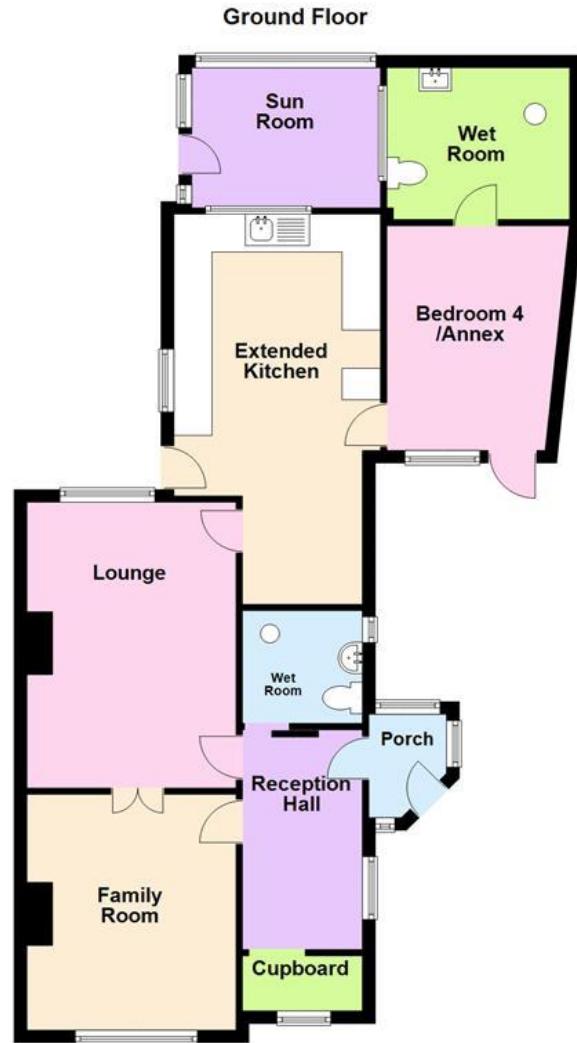
Driveway & Rear Garden

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: B
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

