



Danesbury Crescent, Kingstanding
Birmingham, B44 0QP

Offers Over £220,000

Kingstanding

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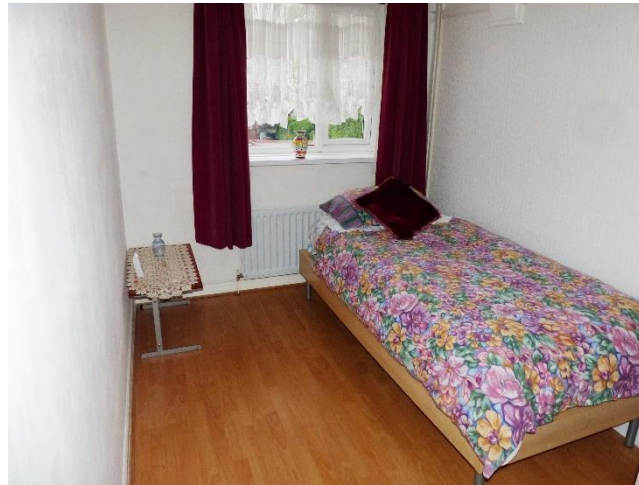
Wow, opportunities like this do not come up very often as this home had been converted for disabled access, creating a self contained ground floor annex with a bedroom and a wet room which also access to the main house so it could also be used as a teenagers / parent suite or a variety of other uses.

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.





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

Agent's Note:

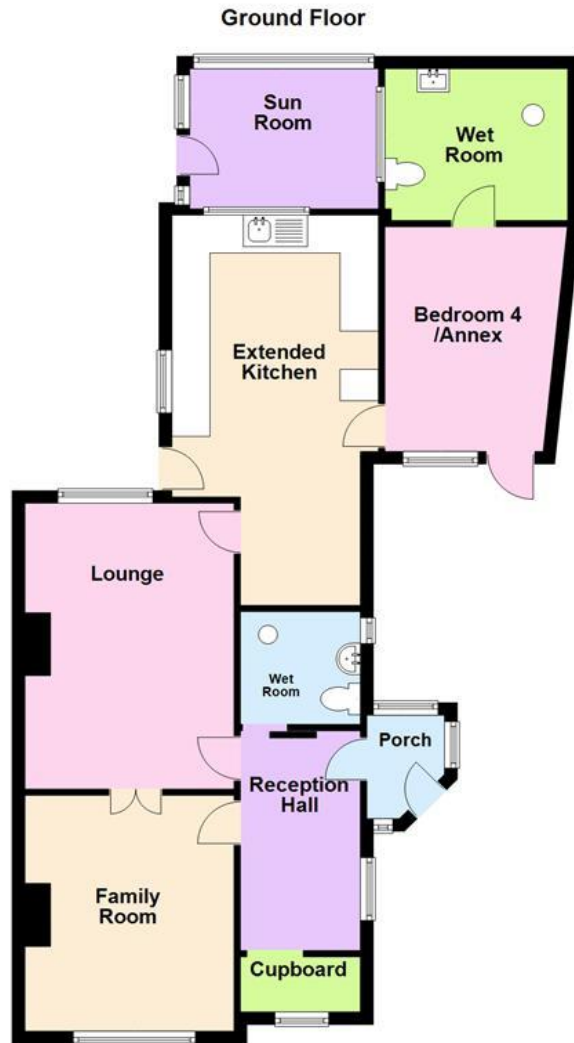
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Came on the market: 25th June 2021

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

