



Carshalton Road, Kingstanding  
Birmingham, B44 0TG

Offers Over £170,000

# Kingstanding

Offers Over £170,000

3  1  1 

Offered with no upward chain, this pleasantly presented three bedroom mid terraced is perfect for first time buyers and offers scope to improve.

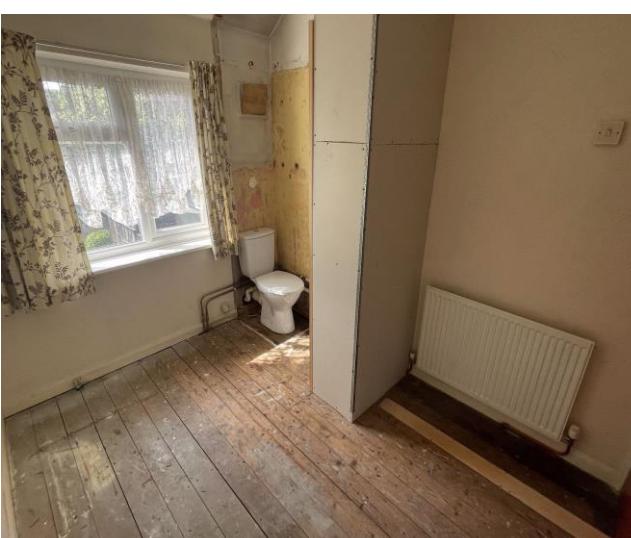
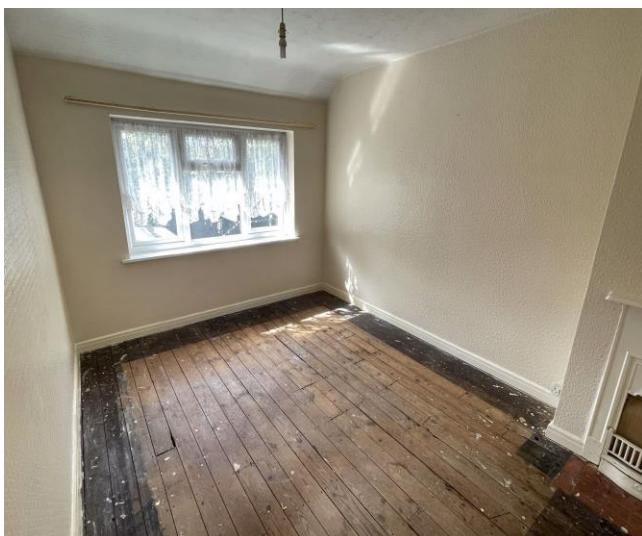
Set behind a slabbed driveway, the property is entered via an entrance hall with stairs off and a door leading to the lounge which has a window to the front and useful under stairs storage cupboard. The kitchen offers the possibility to enhance, currently having some fitted units, space for a cooker, a door leading to the garden, a window to the rear and a door leading to the shower room, which has a corner shower unit, WC, wash basin and a window to the rear.

Upstairs all three bedrooms are good sized doubles, the first being a very good size and has a window to the front and useful storage cupboard, whilst the second and third room have a window each to the rear.

Outside, the rear garden has a good sized slabbed patio area perfect for garden furniture leading into the lawned area.

Viewing is highly recommended to appreciate all 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: 14th July 2022

### Property Specification

THIS THREE BEDROOM  
MID TERRACED PROPERTY  
BRIEFLY COMPRISSES;

#### Entrance Hall

Lounge  
4.72m (15'6") into bay x 3.63m (11'11") max

Kitchen  
3.10m (10'2") x 2.83m (9'3")

Shower Room  
2.83m (9'3") x 1.42m (4'8")

#### Landing

Bedroom 1  
4.28m (14') x 3.29m (10'10")

Bedroom 2  
3.88m (12'9") x 2.91m (9'7")

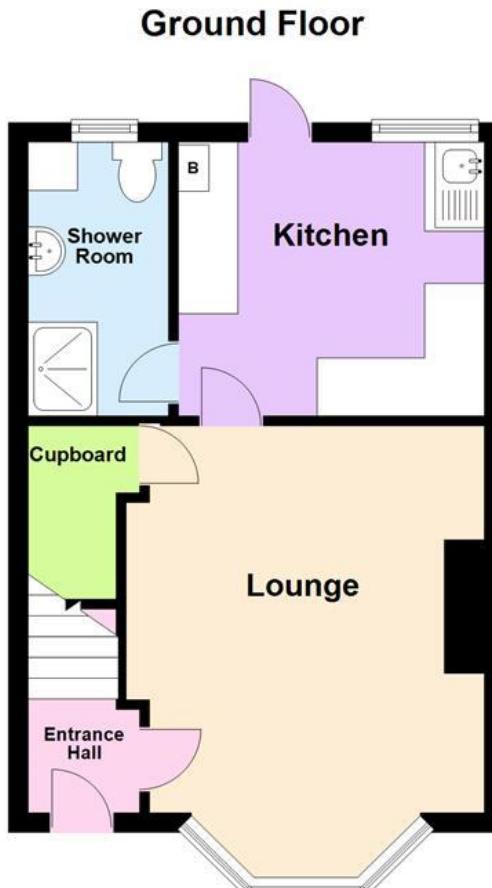
Bedroom 3  
2.90m (9'6") x 2.27m (7'5")

### Viewer's Note:

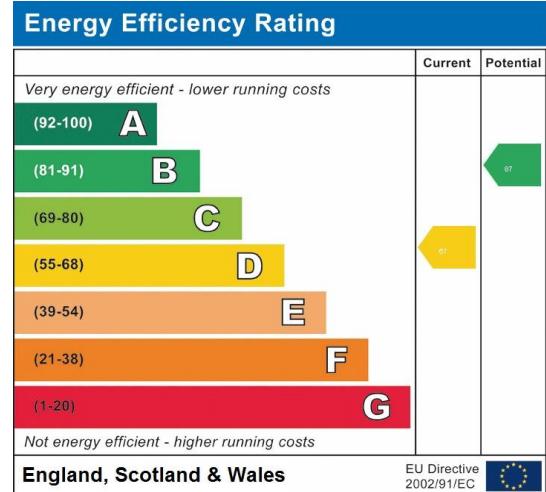
Services connected: gas, electric, water and drainage  
Council tax band: A  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

