



Carshalton Road, Kingstanding  
Birmingham, B44 0TG

**Offers Over £170,000**



# Kingstanding

Offers Over £170,000



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.







## Property Specification

**THIS THREE BEDROOM  
MID TERRACED PROPERTY  
BRIEFLY COMPRISES;**

**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")**

### Agent's Note:

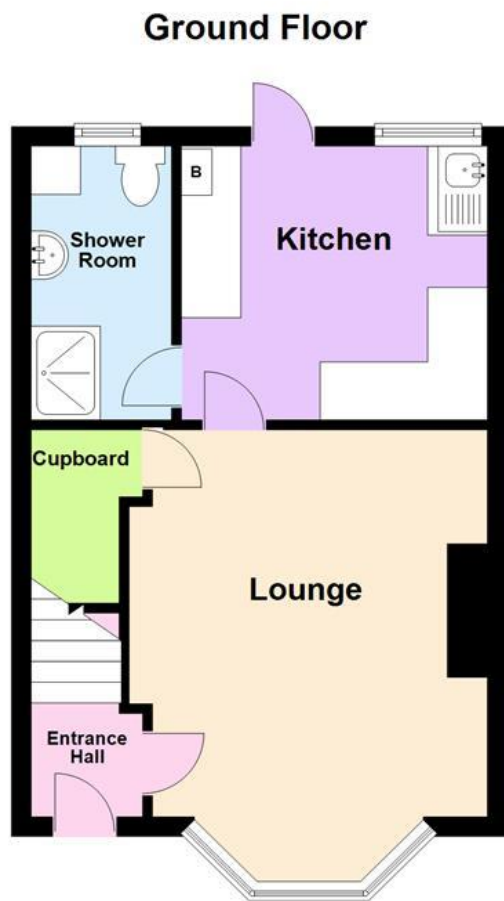
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Came on the market: 14th July 2022

### 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

### Energy Efficiency Rating

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

## Map Location

