



Sidcup Road, Kingstanding
Birmingham, B44 0LS

Offers in Excess of £170,000

Kingstanding

Offers in Excess of £170,000



This three-bedroom family home is located on this popular road and comes with the added benefit of a road at the rear providing the potential to create ample parking or a garage.

Set behind a front garden, the property, which is ideal for First Time Buyers, is accessed via an entrance hall with stairs off and a door opens into the lounge with a bay window to the front, feature fireplace and an understairs storage cupboard. The breakfast kitchen has some fitted units, spaces for a cooker and fridge / freezer and a window and door lead out to the garden, whilst the bathroom has wall tiling, space for a washing machine and a window to the rear.

On the first floor there are three good size bedrooms, the master is a particularly spacious double with two windows to the front and over stairs storage cupboard, the second is also a double and has a window to the rear whilst the third room is an excellent size and has a window to the rear and an airing cupboard.

Outside the rear garden has a patio area and forms a particular feature with flower beds, lawned section and with Landswood Close at the rear providing the potential for rear parking or the construction of a garage.

This double-glazed home must be viewed.





Property Specification

THREE BEDROOMS
PERFECT FAMILY HOME
IMMACULATE FRONT GARDEN
LOUNGE WITH BAY WINDOW TO THE FRONT
BREAKFAST KITCHEN

Lounge
4.98m (16'4") into bay x 3.64m (11'11") max

Kitchen
3' 8" x 9' 5" (1.12m x 2.87m)

Bathroom
2.88m (9'6") x 1.46m (4'9")

Bedroom 1
5.26m (17'3") max x 3.29m (10'10")

Bedroom 2
3.90m (12'10") x 2.87m (9'5") plus 0.64m (2'1") x
0.64m (2'1")

Bedroom 3
2.93m (9'7") x 2.28m (7'6") plus 0.64m (2'1") x
0.64m (2'1")

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: 24th September 2022

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	18	
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

