



Epwell Road, Kingstanding
Birmingham, B44 8DE

Offers Over £250,000

Kingstanding

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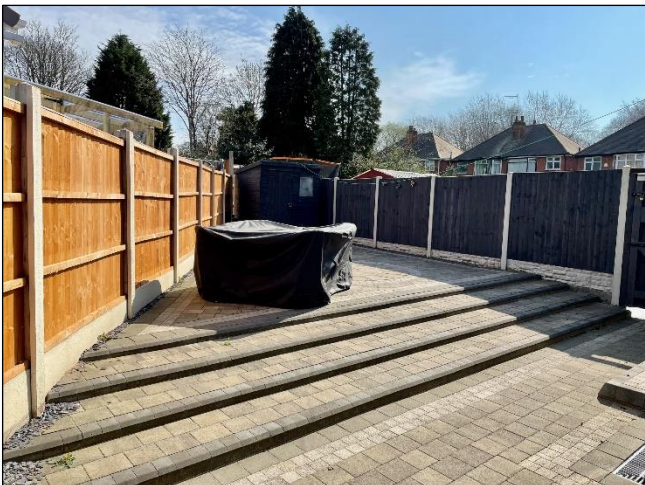
Offered with no upward chain, this substantially extended three bedroom traditional semi detached occupies a sweeping corner plot and is set behind a block paved driveway and attractive artificial grassed area.

Located on this highly popular road, the property is accessed via a porch which leads to the reception hall with stairs off and doors to the kitchen extension as well as the spacious open plan lounge / dining room with feature beams, bay window to the front, fireplace, patio door and picture window to the garden and an additional area providing a variety of uses with a window to the rear. The good size kitchen extension has a range of units with spaces for a cooker and fridge/freezer, feature beams, windows to the front and side and a door leads to the useful utility with spaces for a washing machine and tumble drier and a window and door lead out to the garden and a further door leads to the lovely wetroom / WC with wall tiling and a window to the front.

On the first floor there are three bedrooms, the master is a double with a window to the front and fitted wardrobes to one wall, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single with a window to the front. The bathroom offers scope to refit and has a window to the rear.

Outside the rear garden is block paved for ease of maintenance and this double glazed and centrally heated home must be viewed.





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: 7th April 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

THREE BEDROOMS
SEMI DETACHED
EXTENDED OPEN PLAN LOUNGE
KITCHEN EXTENSION
DOWNSTAIRS WETROOM

Extended Open Plan Lounge
8.52m (27'11") into bay x 5.78m (19') max

Kitchen Extension
3.76m (12'4") x 3.63m (11'11") max

Utility
3.32m (10'11") x 1.83m (6')

Wet Room
1.86m (6'1") max x 1.86m (6'1") max

Bedroom 1
3.46m (11'4") x 3.02m (9'11") max

Bedroom 2
3.18m (10'5") x 3.04m (9'11")

Bedroom 3
2.15m (7'1") x 1.84m (6')

Bathroom
2.58m (8'5") x 2.10m (6'11")

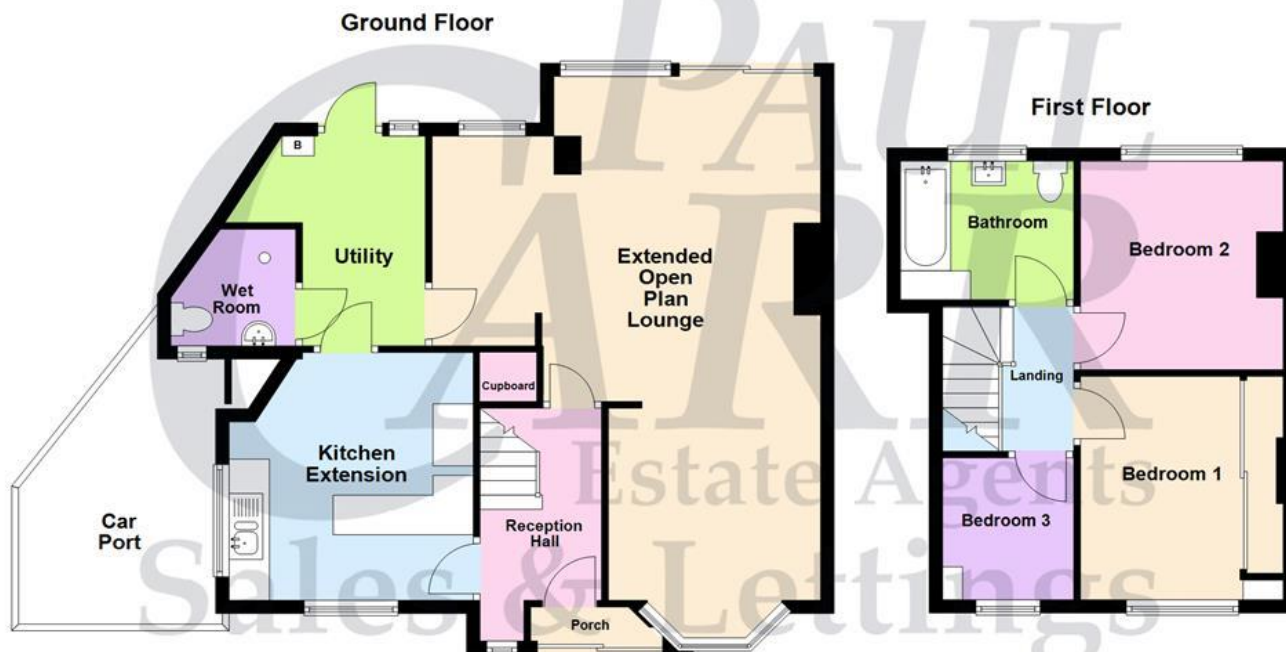
Car Port
4.70m (15'5") max x 2.66m (8'9")

Viewer's Note:

Services connected: Gas Electric Water Drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

