



Binstead Road, Kingstanding  
Birmingham, B44 0TL

**£190,000**



# Kingstanding

£190,000

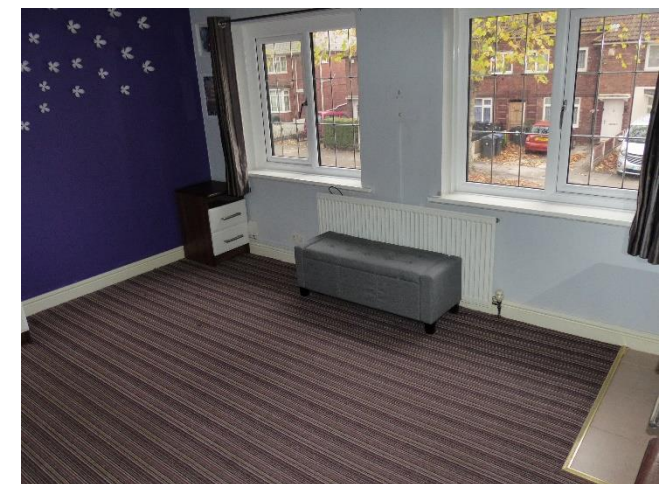
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This well presented and extended three bedroom end terraced has a lovely open plan kitchen / conservatory, a garden perfect for a young family and a superb timber garden room which offers a variety of uses.

Set behind a concrete print driveway the property is accessed via an entrance hall with stairs off and a door leads to the lounge with a bay window to the front and under stairs storage cupboard whilst the modern fitted kitchen has a range of units, built in oven and hob, small breakfast bar and useful WC off. The excellent, well proportioned conservatory is ideal for modern family life with double doors out to the garden.

On the first floor there are three bedrooms, the master is a particularly spacious double with a window to the front and separate shower cubicle, the second bedroom is also a double with a window to the rear whilst the third bedroom is an excellent size and has a window to the rear.

Outside the rear garden is geared up towards young children with various play areas, artificial grass, timber shed and a further garden area has a decked patio with a timber garden room and this double glazed and centrally heated home must be viewed to fully appreciate all that is on offer.







## Property Specification

**EXTENDED & WELL PRESENTED  
THREE BEDROOM END TERRACED  
DOUBLE GLAZING & GAS CENTRAL HEATING**

### Entrance Hall

**Lounge 5.28m (17'4") into bay x 4.24m (13'11") max**

**Kitchen 3.45m (11'4") x 2.86m (9'5")**

**Conservatory 4.77m (15'8") x 2.60m (8'7")**

### WC

**Bedroom One 5.22m (17'2") x 3.44m (11'3") max**

**Bedroom Two 3.92m (12'10") x 2.89m (9'6")**

**Bedroom Three 2.94m (9'8") x 2.29m (7'6")**

### Concrete Print Drive

**Rear Garden With Garden Room**

### 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: 8th November 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

