



Warren Farm Road, Kingstanding
Birmingham, B44 0PU

Offers Over £200,000

Kingstanding

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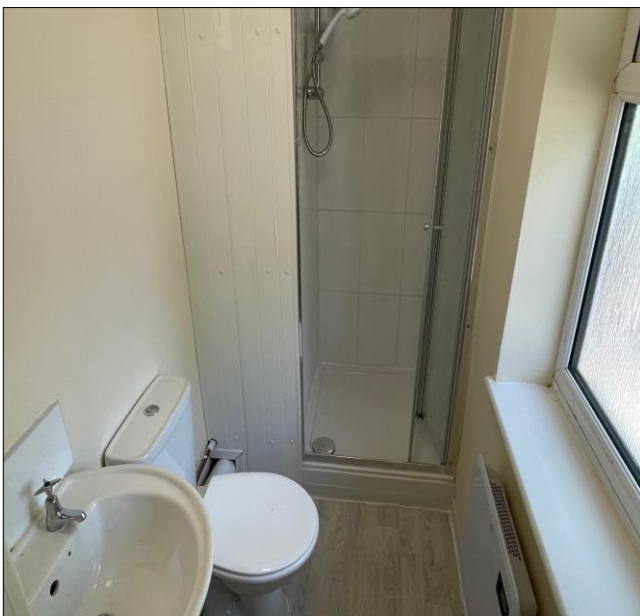
A unique opportunity to purchase this three bedroom semi detached located on this extensive corner plot offering tremendous scope and also has the potential to be converted into two flats.

The property has ample parking and is accessed via a reception hall with a central heating boiler which serves the ground floor, and a wall has been built to create a utility area with a window to the side. Doors lead to the lounge as well as the bathroom which has a white suite, part wall tiling and a window to the side whilst the through lounge / dining room is well proportioned, has a bay window to the front and a window and door to the garden. The kitchen has some fitted units with space for a cooker and a window to the rear. On the first floor the landing has a feature circular wooden double-glazed window to the side, there are three bedrooms which are heated by modern Gabarron oil radiators, the master bedroom is a double with a window to the front and benefits from a useful ensuite shower room / WC with a shower cubicle, wall mounted electric heater and a window to the front. The second bedroom is also a double with a window to the rear whilst the third bedroom is an excellent size and will take a double bed and has a window to the rear.

Outside the rear garden is slabbed for ease of maintenance with the space at the side offering excellent potential.

This double glazed and part centrally heated home must be viewed to fully appreciate all that is on offer.





Property Specification

3 LARGE BEDROOMS
SEMI DETACHED
POTENTIAL TO CONVERT
AMPLE PARKING
CORNER PLOT

Lounge / Dining Room
8.97m (29'5") into bay x 3.25m (10'8")

Kitchen
2.09m (6'10") x 1.85m (6'1")

Bathroom
1.85m (6'1") x 1.74m (5'9")

Utility
2.52m (8'3") x 1.85m (6'1")

Bedroom 1
4.21m (13'10c) max x 3.34m (11') plus 0.18m (0'7")
x 0.18m (0'7")

En-suite
2.16m (7'8") x 1.23m (4'3")

Bedroom 2
4.60m (15'1") x 2.87m (9'5")

Bedroom 3
3.40m (11'2") x 2.29m (7'6")

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: 6th September 2022

Viewer's Note:

Services connected: gas/electric/water/drainage

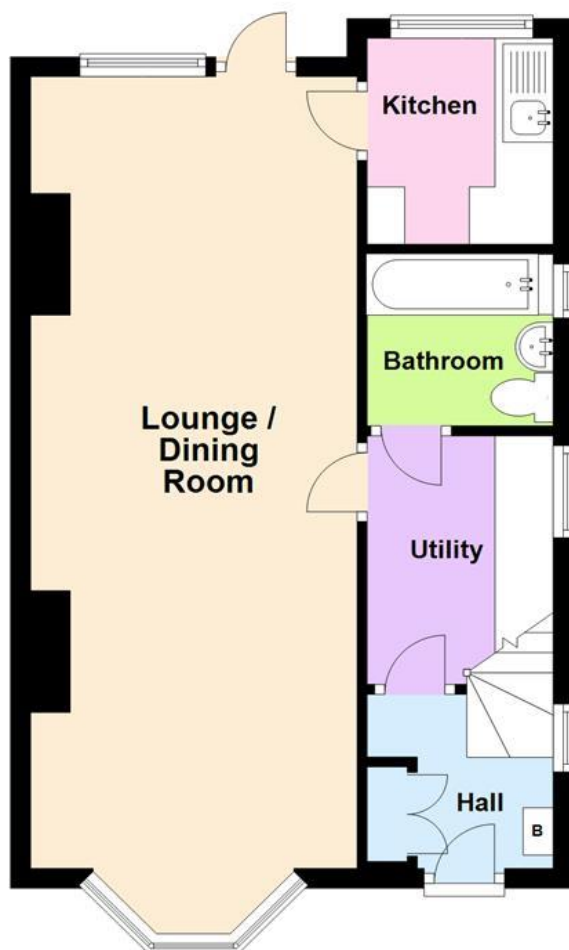
Council tax band: B

Tenure: Freehold

Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

