



Kingstanding Road, Kingstanding  
Birmingham, B44 8JR

Offers in Excess of £220,000

# Kingstanding

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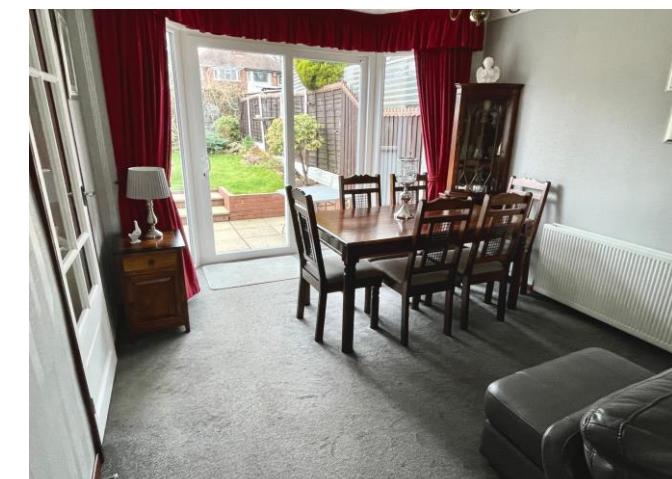
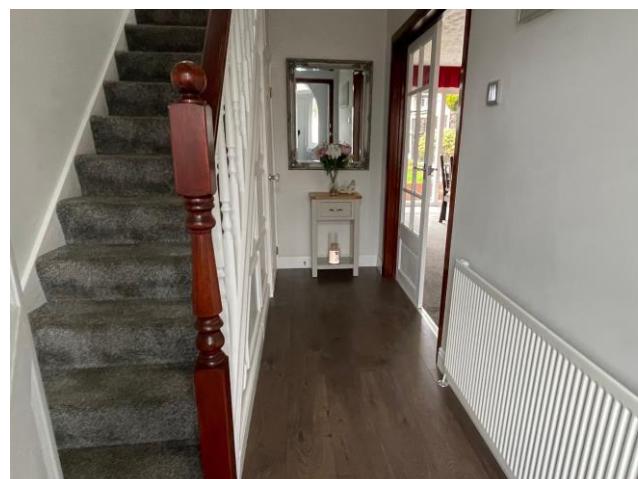
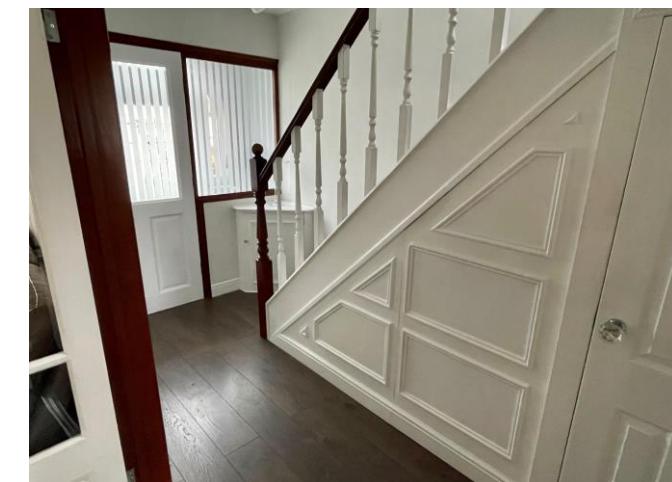
A well proportioned three bed roomed traditional semi detached, located on the ever popular Kingstanding Road just a short walk from local shops and Greenholm Primary School.

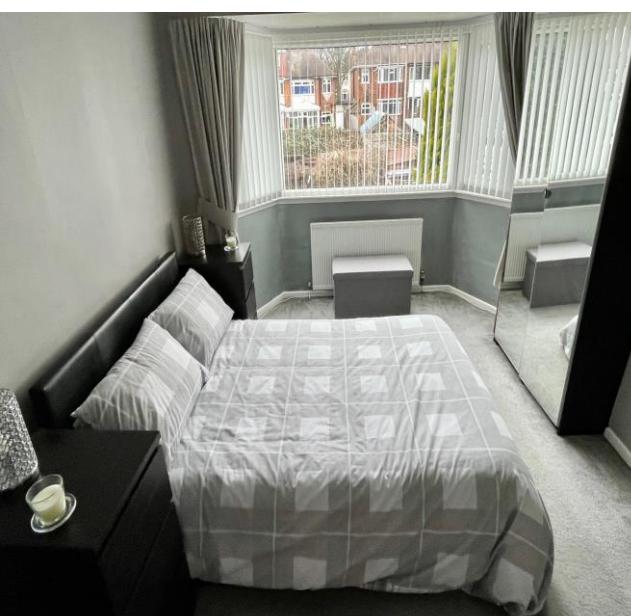
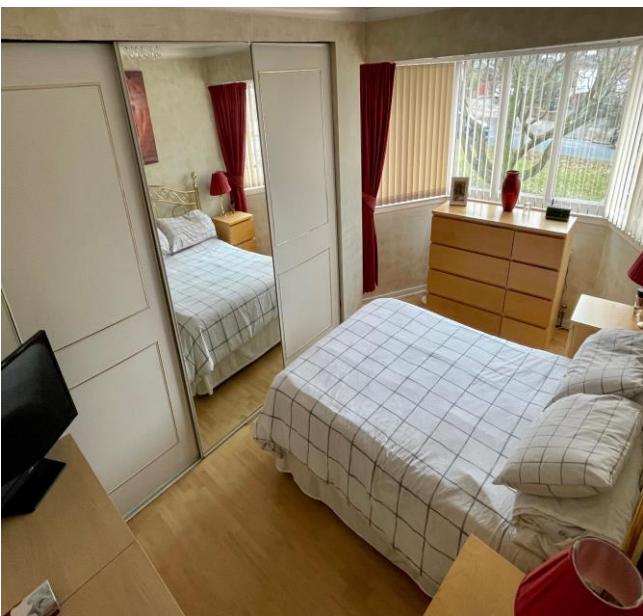
Set behind a front garden, the impressive property is accessed via a porch which leads into the welcoming reception hall with stairs off and a cupboard housing the boiler. Double doors open into the good sized through lounge / dining room with bay windows to the front and rear, feature brick fireplace and gas fire and patio doors lead out from the rear bay into the garden. The kitchen has been enlarged and has a range of units, built in oven and hob, matching cupboards providing space for a fridge/freezer as well as a washing machine and tumble drier over and a window and door lead to the garden.

On the first floor there are three bedrooms, the master is a double with a bay window to the front, and fitted wardrobes to one wall with sliding doors, the second bedroom is also a double with a bay window to the rear whilst the third bedroom is a single with an oriel window to the front. The bathroom has a white suite with a shower over the bath, wall tiling, storage cupboard and a window to the rear.

Outside the rear garden forms an attractive feature with a paved patio area providing ample space for garden furniture, there is a brick-built store, whilst the lawn is a manageable size with mature shrubs and a gate provides access to a parking space which is approached via the rear right of way.

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





### 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: 17th February 2023

### Property Specification

TRADITIONAL SEMI DETACHED  
THREE BEDROOMS  
POPULAR LOCATION  
CLOSE TO LOCAL AMENITIES  
THROUGH LOUNGE / DINING ROOM

**Reception Hall**  
**3.82m (12'6") max x 1.82m (6')**

**Through Lounge / Dining Room**  
**8.81m (28'11") into bays x 3.31m (10'10")**

**Kitchen**  
**3.62m (11'11") x 1.82m (6')**

**Bedroom 1**  
**4.63m (15'2") into bay x 3.08m (10'1")**

**Bedroom 2**  
**4.25m (13'11") into bay x 3.31m (10'10")**

**Bedroom 3**  
**2.55m (8'4") x 2.15m (7'1")**

**Bathroom**  
**2.47m (8'1") x 1.81m (5'11")**

### Viewer's Note:

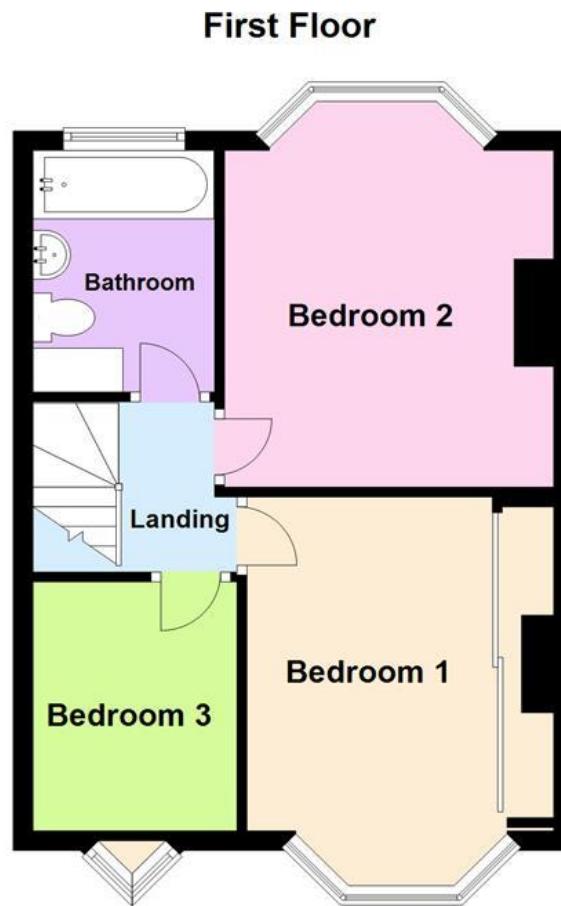
Services connected: Gas, Electric, Water, Drainage

Council tax band: C

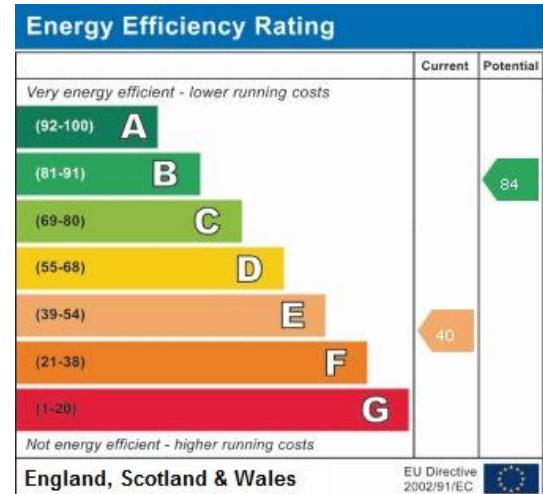
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

