



Langholm Drive, Kingstanding
Birmingham, B44 0AP

Offers Over £260,000

Kingstanding

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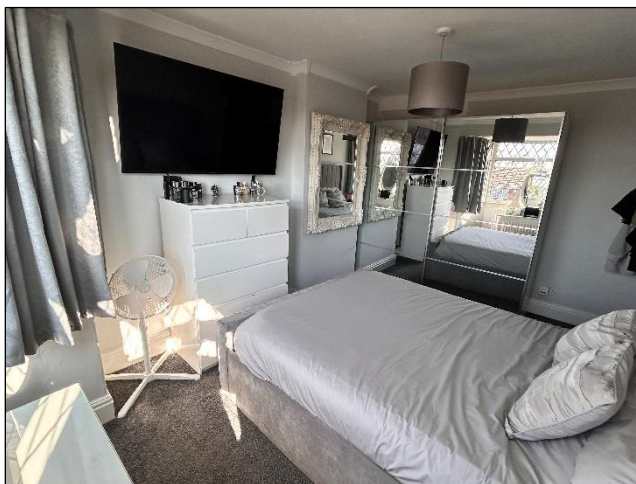


Located close to the border of Sutton Coldfield, this attractive, well presented three bedroom semi detached is set in this popular cul de sac with parking for two cars on the block paved driveway.

A porch leads to the welcoming reception hall with stairs off as well as doors to the kitchen and lounge which has a bay window to the front, feature fireplace and an opening leads into the dining room with a window and double doors out to the garden. The modern, well fitted kitchen has a range of units with a built in oven and hob, space for a washing machine, there is space for a fridge freezer in a cupboard off, there is a door to the side and a window overlooking the rear garden.

On the first floor there are three good size bedrooms, the master is a double in size and has a bay window to the front, the second bedroom is also a double and has a window to the rear, whilst the third bedroom is a single and has a window to the front. The bathroom has a white suite with a shower over the bath, window to the rear, wall and floor tiling and a cupboard providing storage and space for a tumble drier. Off the landing there is a staircase leading to the useful loft room which is a great space including a Velux window.

Outside the rear garden has a patio area and leads to the secluded garden, mainly laid to lawn with a gated side entrance. Viewing is a must of this double glazed and centrally heated property to fully appreciate all that is on offer.





Property Specification

CLOSE TO SUTTON COLDFIELD BORDER
WELL PRESENTED
THREE BEDROOMS
SEMI DETACHED
POPULAR CUL DE SAC

Reception Hall

4.13m (13'7") max x 1.71m (5'7")

Lounge

4.93m (16'2") into bay x 3.24m (10'8")

Dining Area

3.48m (11'5") x 2.76m (9'1")

Kitchen

2.83m (9'3") x 2.19m (7'2")

Bedroom 1

4.22m (13'10") max x 3.33m (10'11")

Bedroom 2

4.42m (14'6") into bay x 3.03m (9'11")

Bedroom 3

2.15m (7') x 1.87m (6'2")

Bathroom

2.20m (7'3") max x 1.62m (5'4")

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 October 2024

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

