



College Road, Kingstanding  
Birmingham, B44 0HF

Offers in Excess of £190,000



# Kingstanding

Offers in Excess of £190,000



This immaculate, well maintained three bedroom family home is located on this popular road and is close to local shops and public transport services and benefits from the added benefit of a driveway.

Ideal for First Time Buyers, this impressive home is accessed via an entrance hall with stairs off and a door leads to the lounge with a window to the front, feature fireplace and a useful understairs storage cupboard. The well fitted kitchen has a range of units with a built in oven and hob, integrated fridge, freezer and washing machine, there is a useful breakfast bar and a window and door lead out to the garden. The shower room is well appointed and has a good size shower cubicle, wall tiling and a window to the rear.

On the first floor there are three bedrooms, the master is a particularly spacious double with a window to the front and a full range of fitted wardrobes, the second bedroom is also a double with a cupboard housing the central heating boiler whilst the third bedroom is an excellent size and has a window to the front and the bedrooms at the rear of the property enjoy a lovely open aspect.

Outside the rear garden has a patio area suitable for garden furniture which leads to the lawn with a decked area at the bottom of the garden, there is a shared side entry and this double glazed and centrally heated home must be viewed.







## Property Specification

IMMACULATELY PRESENTED  
THREE BEDROOMS  
FAMILY HOME  
MID TERRACED  
GREAT LOCATION

**Lounge**  
4.05m (13'4") max x 3.69m (12'1")

**Shower Room**  
2.64m (8'8") x 1.69m (5'6")

**Kitchen**  
3.22m (10'7") x 2.70m (8'10")

**Bedroom 1**  
5.75m (18'10") x 3.16m (10'5")

**Bedroom 2**  
3.31m (10'10") x 3.07m (10'1")

**Bedroom 3**  
2.55m (8'4") x 2.38m (7'10")

### 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: 24th November 2023

### Viewer's Note:

Services connected: Gas Electric Water Drainage

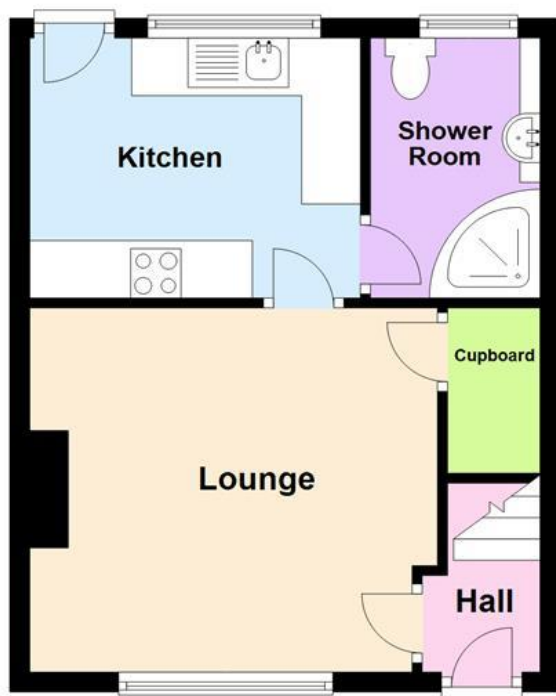
Council tax band: A

Tenure: Freehold

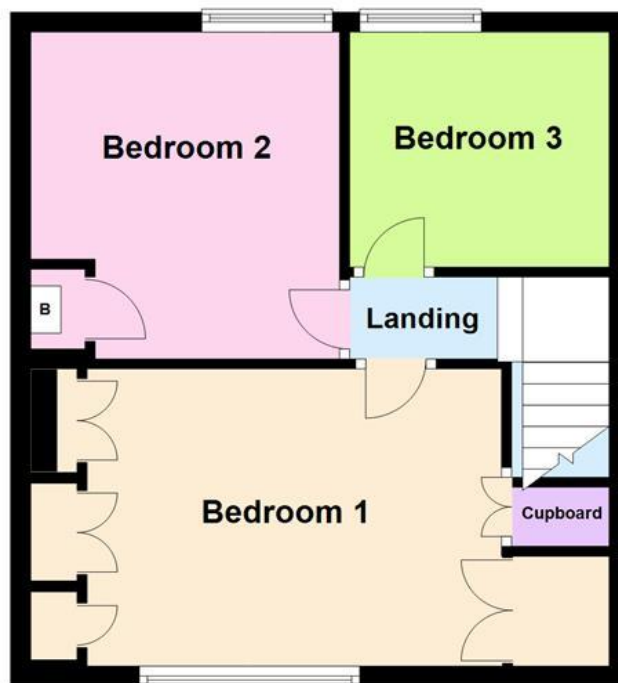
# Floor Plan

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)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

