



Ensdon Grove, Kingstanding  
Birmingham, B44 0QH

£180,000



# Kingstanding

£180,000

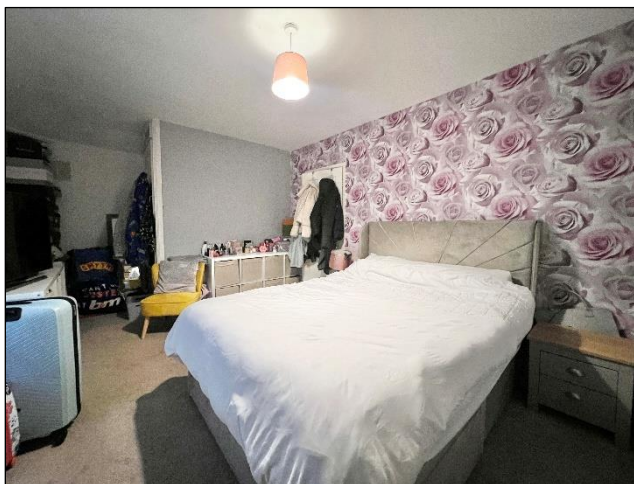


Welcoming to the market this wonderfully presented three bedrooms semidetached family home located on Ensdon Grove.

Situated close to good local schools, shops and amenities. Approached via a paved front drive (kerb not dropped) and entered through the front door. Upon entry you are welcomed by a good-sized lounge, with a bay window and central heating. The kitchen is a modern space offering an array of wall and base units, plenty of countertop space, sink unit with side drainer and space for suitable appliances. Completing the ground floor is the bathroom consisting of a bathtub, separate shower cubicle, hand wash unit and WC. Heading upstairs you are presented with three double bedrooms, two of the bedrooms benefiting from built in storage space.

Externally, the home has a good-sized rear garden with a paved patio, fencing to the perimeter and a lawned area.

Viewing this home is highly recommended.







### 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: 27th January 2025

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Property Specification

THREE BEDROOMS  
SEMI DETACHED  
NO ONWARD CHAIN  
GOOD SIZED GARDEN  
QUIET CUL DE SAC

**Lounge**  
5.40m (17'9") x 4.02m (13'2") max

**Kitchen**  
3.20m (10'6") x 3.15m (10'4")

**Bathroom**  
3.15m (10'4") x 1.85m (6'1")

**Bedroom 1**  
5.15m (16'11") max x 3.46m (11'4") max

**Bedroom 2**  
4.18m (13'9") max x 2.70m (8'10")

**Bedroom 3**  
3.07m (10'1") x 2.35m (7'9")

### 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		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

