



Leamont Drive, Kingstanding
Birmingham, B44 0SG

Offers Over £220,000

Kingstanding

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Offered with no upward chain, this three bedroom semi detached family home is located in this popular cul de sac, close to the border of Sutton Coldfield and offers excellent scope to improve further.

The property has a shared driveway leading to the side recessed garage (in need of attention), whilst a porch opens into the good sized reception hall with stairs off, storage cupboards and a window to the side. The lounge has a bow window to the front and a lovely log burner set into the chimney breast, whilst double doors lead to the dining room with patio doors to the garden and this room could be knocked through into the kitchen creating a lovely space, perfect for modern family life. The kitchen has some fitted units, built in oven and hob, space for a washing machine and a window and door lead out to the rear with a useful storage cupboard and access to the drive.

On the first floor there are three bedrooms, the master is a good size double with a window to the front and built in wardrobes, the second bedroom will take a double bed and has a window to the rear and built in wardrobes whilst the third bedroom is a single with a window to the front. The bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside the rear garden has a paved patio area leading to the lawn with mature shrubs, gated side entrance and a door to the garage.

Viewing is essential of this double glazed and centrally heated home to truly appreciate the amount of potential on offer.





Property Specification

NO UPWARD CHAIN
CUL DE SAC LOCATION
SIDE RECESSED GARAGE
GOOD SIZE LOUNGE
DINING AREA

Reception Hall
4.36m (14'4") max x 1.86m (6'1")

Lounge
4.66m (15'3") max x 3.25m (10'8")

Kitchen
2.87m (9'5") x 2.49m (8'2")

Dining Room
2.88m (9'5") x 2.58m (8'6")

Bedroom 1
4.07m (13'4") x 3.21m (10'7")

Bedroom 2
3.51m (11'6") max x 3.23m (10'7")

Bedroom 3
2.41m (7'11") x 1.87m (6'1")

Bathroom
1.85m (6'1") x 1.85m (6'1")

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: 5th April 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			82
(69-80) C			
(55-68) D		63	
(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

