



Oundle Road, Kingstanding  
Birmingham, B44 8EN

Offers Over £160,000



# Kingstanding

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Offered with No upward chain and set in a popular location within easy reach of local shops, this extended two bedroom end terraced home is ideal for First Time Buyers and offers excellent scope to improve.

Set behind a front garden with steps leading up, the property is accessed via a porch which leads to the entrance hall with stairs off, and a door opens into the lounge with a bay window to the front. The separate dining room offers scope to knock through into the kitchen (subject to building regs) to create a good size open plan dining kitchen, with the current kitchen having a range of units, space for a cooker, door to the side and a window to the rear.

The conservatory provides a variety of uses and is a good space to enjoy those sunny days. Upstairs there are two bedrooms, the master is a double with a window to the front whilst the second bedroom is also a double with a window to the rear. The bathroom offers scope to refit and has a cupboard housing the central heating boiler and a window to the rear.

Outside there is an abundance of mature shrubs, there is a gated side entrance, and a path leads to the rear garage / workshop (in need of attention) and this double glazed and centrally heated family home must be viewed.







## Property Specification

NO UPWARD CHAIN  
TWO BEDROOMS  
END TERRACED  
IDEAL FOR FIRST TIME BUYERS  
EXCELLENT SCOPE TO IMPROVE

**Lounge**  
3.98m (13'1") into bay x 3.64m (11'11") max

**Kitchen**  
3.28m (10'9") x 1.66m (5'5")

**Dining Room**  
3.30m (10'10") x 2.82m (9'3")

**Conservatory**  
2.58m (8'6") x 1.91m (6'3")

**Bedroom 1**  
4.63m (15'2") max x 3.36m (11')

**Bedroom 2**  
3.33m (10'11") x 2.66m (8'9")

**Bathroom**  
8' 1" x 2' 0" (2.46m x 0.61m)

### 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: 5<sup>th</sup> February 2024

### 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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

