



Warren Hill Road, Kingstanding  
Birmingham, B44 8ES

Offers Over £260,000

# Kingstanding

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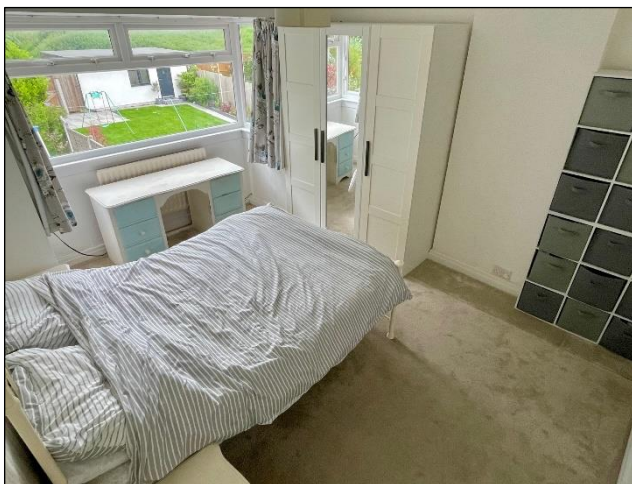
This substantially extended three bedroom traditional semi detached, is set on this highly popular road close to the amenities on Hawthorn Road and just a short distance from Burford Road playing fields.

The property has a two storey side extension and now offers good size family accommodation and is set behind an extensive block paved driveway whilst a large porch opens into the welcoming reception hall, with a useful storage area off and access to the good size lounge / dining room with a bay window to the front and patio doors to the attractive conservatory which has views over and a door to the garden. The fitted kitchen has been extended with a built in oven and hob, window to the side, door to the garden and there is a separate utility room off with a fitted unit, wall mounted boiler and a window to the rear.

Upstairs there are three generous bedrooms, the master is a double with a bay window to the front, the second bedroom is also a double with a bay window to the rear and the third bedroom has been extended and is an excellent size 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 there is a good size patio area leading to the lawned garden with flower borders, there is a breeze block garden shed, block paved area with steps up to hardstanding for a garden shed, there is a rear right of way and this double glazed and centrally heated home is ideal for families and early viewing is advised.

**Notes:** The owner has advised there is some damp in the kitchen.



## Property Specification

THREE BEDROOMS  
SUBSTANTIALLY EXTENDED SEMI DETACHED  
UTILITY AREA  
CONSERVATORY  
CLOSE TO ALL LOCAL AMENITIES



**Reception Hall**  
3.42m (11'3") x 1.82m (5'11")

**Through Lounge / Dining Room**  
8.19m (26'10") into bays x 3.32m (10'11")

**Kitchen**  
4.84m (15'11") x 1.80m (5'11")

**Utility**  
2.28m (7'6") x 1.58m (5'2") max

**Conservatory**  
3.05m (10') x 2.66m (8'9")

**Bedroom 1**  
4.17m (13'8") into bay x 3.34m (10'11")

**Bedroom 2**  
4.15m (13'7") x 3.34m (10'11")

**Bedroom 3**  
2.89m (9'6") x 2.15m (7'1")

**Bathroom**  
2.32m (7'7") x 1.74m (5'9")



### 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: 20<sup>th</sup> May 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)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(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

