PAUL CARR Estate Agents Sales & Lettings

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Heather Croft, Kingstanding
Birmingham, B44 9SJ

Offers Over £290,000

Kingstanding

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This four-bedroom end terraced family home located in the popular Heather Croft is ideal for First Time Buyers or home movers who need space to grow into.

Approached via a block paved driveway with dropped kerb the property is entered through to the large reception hallway with cloak room located to the left-hand side where there is also a storage cupboard for the boiler. To the right is the front reception room which would also be suitable as a fourth bedroom and continuing down the hallway to the rear dining room which is a fantastic size and benefits from patio doors out to the garden. The kitchen is very well appointed with an array of work surfaces and cupboards, dual eye-level ovens, an integrated microwave, separate hob and sink along with access to the side. There is also space for a dining table and access to the utility room, with space for two appliances and this continues through to the bathroom which is well fitted with a WC, wash basin, bath and separate shower.

Upstairs, the property benefits from three bedrooms. There are double rooms to the front and rear which are both fitted with built-in wardrobes and the smaller third room to the rear also has a built-in wardrobe whilst the wet room to the front consists of a WC, wash basin and shower. The garden consists of both patio and lawn areas along with wrap around access to the front.

This gas centrally heated and double-glazed home provides excellent accommodation with plenty of scope for further improvements and must be viewed to appreciate everything on offer.





















Property Specification

WELL PRESENTED FAMILY HOME
LARGE PLOT
FOUR BEDROOMS
WELL FITTED KITCHEN
UTILITY AND DOWNSTAIRS BATHROOM

Lounge / Bedroom 4
4.72m (15'6") max x 2.69m (8'10") max

Lounge / Dining Room
4.71m (15'5") max x 4.29m (14'1") max

Good Size Dining Kitchen
6.10m (20') x 2.76m (9'1")

Utility
2.75m (9') x 1.54m (5')

Bathroom
2.66m (8'9") x 1.91m (6'3")

Bedroom 1
4.40m (14'5") x 2.79m (9'2")

Bedroom 2
3.58m (11'9") x 2.78m (9'2") max

Bedroom 3
2.99m (9'10") x 1.83m (6')

Wet Room
2.24m (7'4") max x 1.93m (6'4") max

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: 21st August 2026

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 £47.50 + VAT (£57 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.

Viewer's Note:

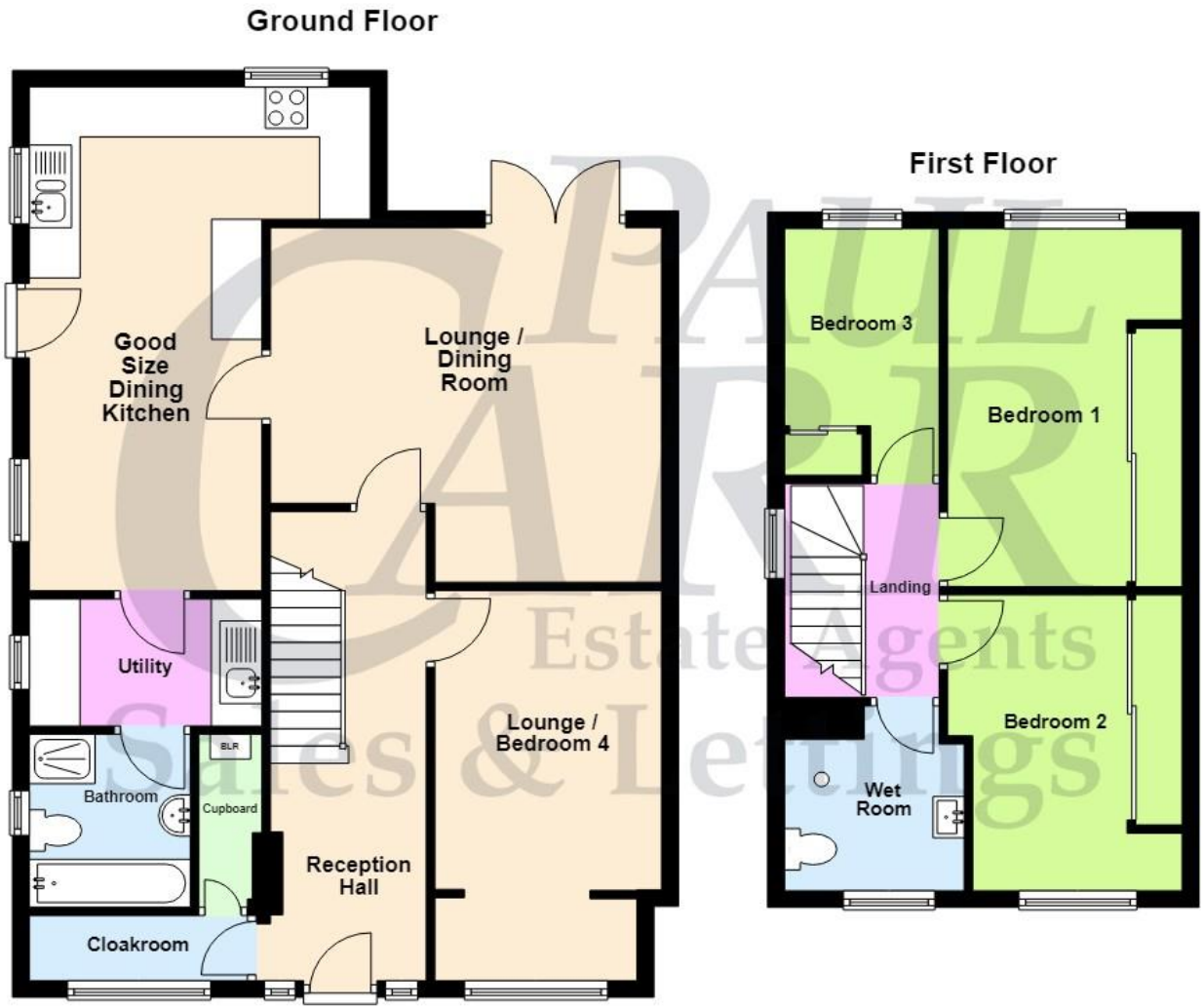
Services connected: Gas Electric Water Drainage

Council tax band: C

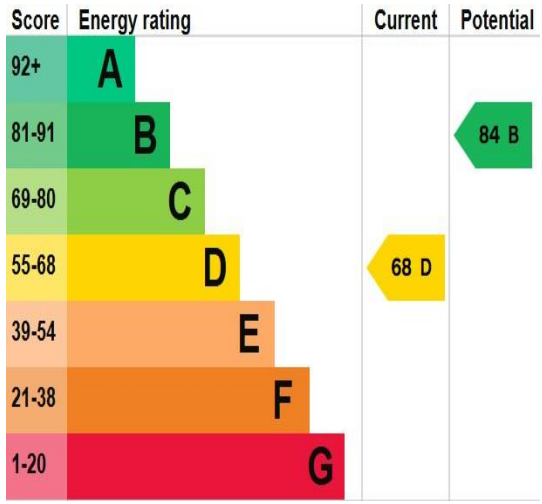
Tenure: Freehold

Floor Plan

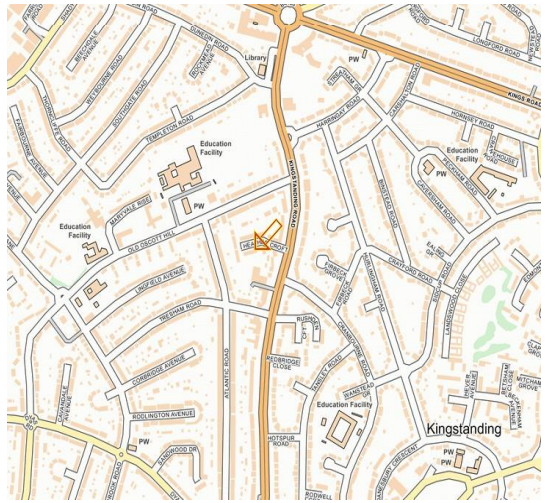
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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rightmove.co.uk
The UK's number one property website
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