PAUL CARR Estate Agents Sales & Lettings

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Ellerton Road, Kingstanding
Birmingham, B44 0QG

Offers Over £190,000



Kingstanding

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A good size three bedroom terraced family home, located on this popular road and ideal for First Time Buyers as well as buy to let investors.

Set behind a gravelled driveway, the property is accessed via a porch and leads to the open plan lounge which is a great size and has a bay window to the front, open plan stairs to the first floor whilst a door leads to the kitchen which has a range of fitted units, spaces for a cooker and fridge and a window to the rear. There are doors to the utility / sun room as well as the bathroom which has a white suite with a shower over the bath, part wall tiling and a window to the rear. The utility / sun room offers a variety of uses and has spaces for a washing machine and tumble drier and windows and a door to the garden.

On the first floor there are three good size bedrooms, the master is a double with a window to the front and an over stairs storage cupboard, the second bedroom is also a double with a window to the rear whilst the third bedroom is an excellent size with a window to the rear.

Outside the rear garden has a patio area suitable for garden furniture which leads to the lawn, there is a shared side passage and this double glazed and centrally heated home must be viewed.







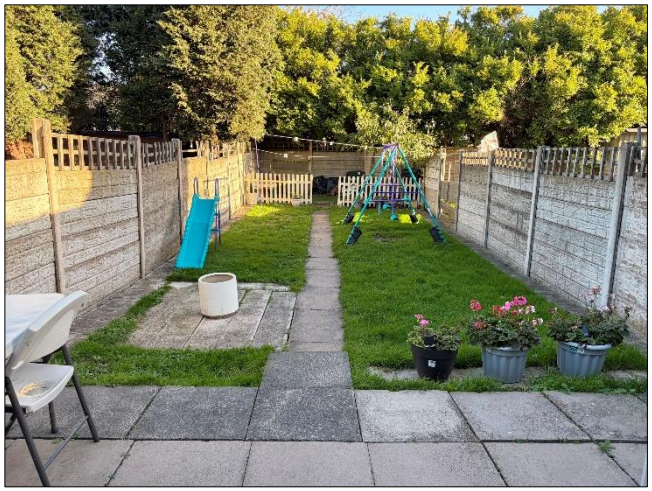












Property Specification

GOOD SIZE MID TERRACED HOME
THREE BEDROOMS
FITTED KITCHEN
SUN ROOM / UTILITY TO REAR
GOOD SIZE OPEN PLAN LOUNGE

Lounge
4.74m (15'6") into bay x 4.67m (15'4") max

Kitchen
2.89m (9'6") x 2.85m (9'4")

Bathroom
2.85m (9'4") x 1.51m (4'11")

Utility/ Sunroom
3.23m (10'7") x 1.62m (5'4")

Bedroom 1
5.25m (17'3") max x 3.29m (10'9")

Bedroom 2
3.91m (12'10") x 2.89m (9'6")

Bedroom 3
2.94m (9'8") x 2.28m (7'6")

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: 28th October 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:

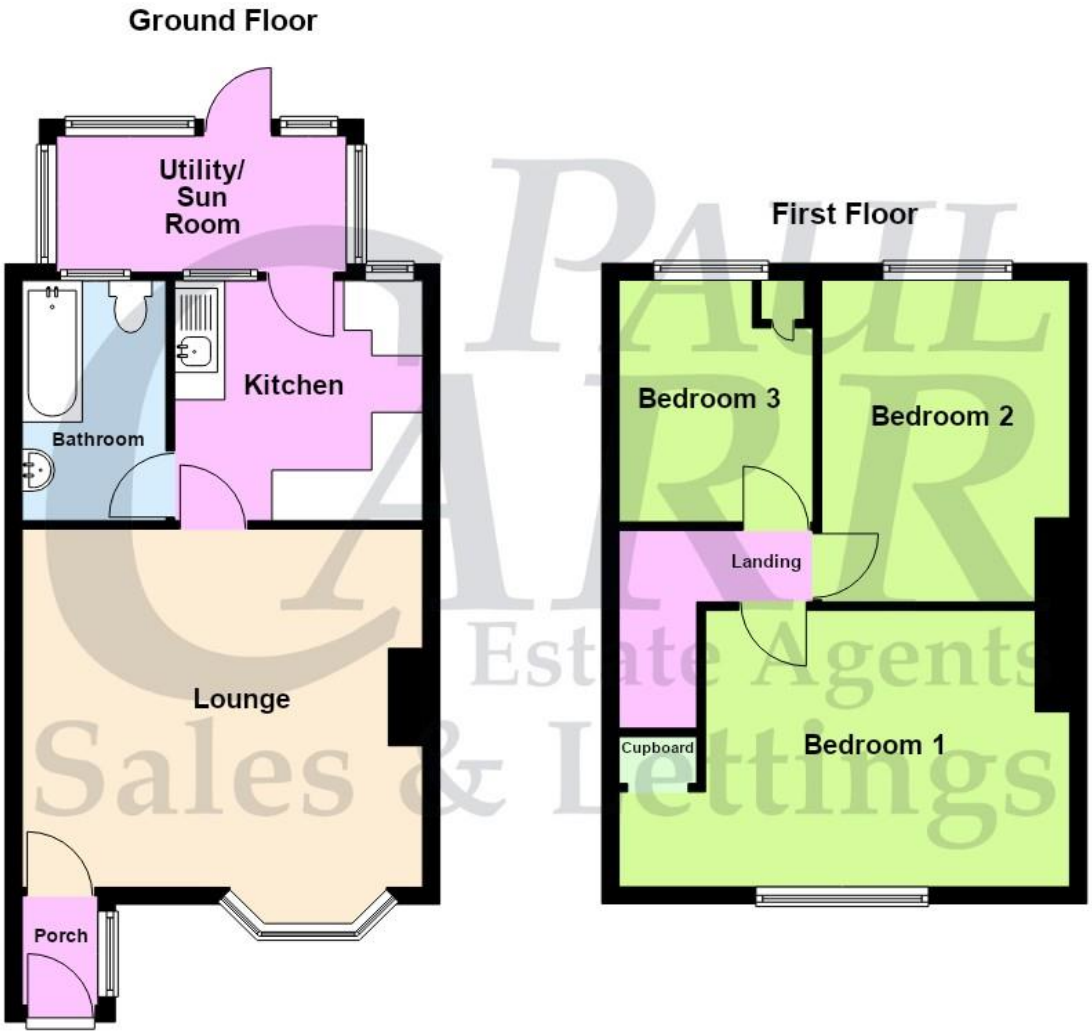
Services connected: Gas Electric Water Drainage

Council tax band: A

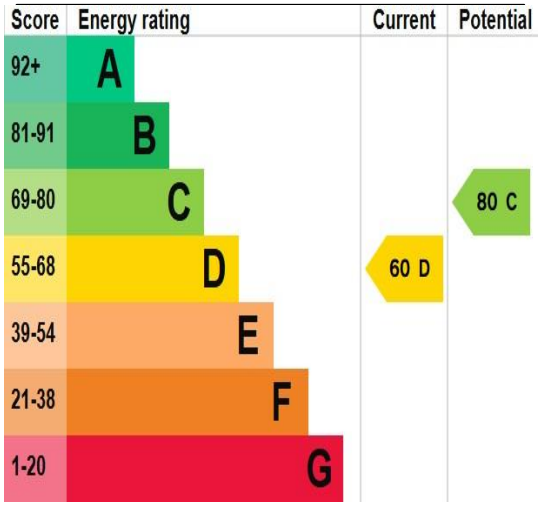
Tenure: Freehold

Floor Plan

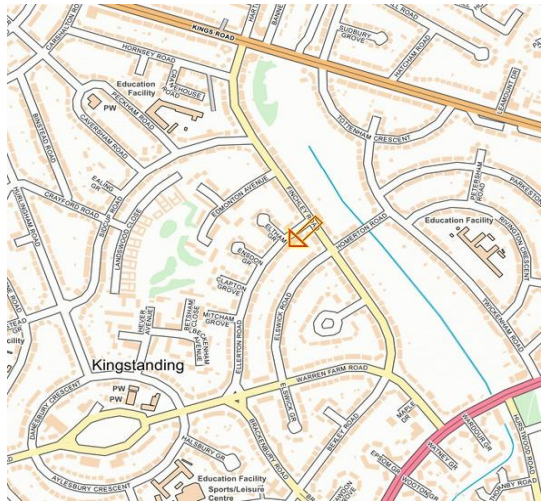
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman