

property details **approval form**

355 Kings Road, Kingstanding, BIRMINGHAM, West Midlands, England, B44 0TF

Date: 24 July 2026

Property Ref and Version: GRB112989 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£300,000

Tenure: Freehold

>> **key features**

- > Brand New Three Bedroom Home
- > Move in Ready
- > Perfect for First Time Buyers and Families
- > Spacious Kitchen Diner
- > Generous Size Bedrooms
- > Finished to a High Spec Throughout
- > Landscaped Garden
- > Viewing Highly Recommended
- > EPC Rating: C

>> **short description**

BRAND NEW, NEWLY REFURBISHED HOMESOUGHT AFTER KINGSTANDING AREA***PERFECT FOR FIRST TIME BUYERS AND FAMILIES***SPACIOUS KITCHEN DINER***DOWNSTAIRS WC***GENEROUS SIZE BEDROOMS***MODERN FAMILY BATHROOM***FINISHED TO A HIGH SPEC THROUGHOUT***LANDSCAPED REAR GARDEN***OFFERED WITH NO CHAIN***

>> **long description**

Situated in the sought-after Kingstanding area, this beautifully refurbished three-bedroom semi-detached home is ideally located close to a range of local amenities, well-regarded schools, and excellent transport links. Benefiting from easy access to Birmingham city centre, the M6 motorway and regular bus services, and nearby shopping facilities, supermarkets, parks and leisure amenities.

Finished to an exceptional standard throughout, this stunning home has been fully refurbished and offers stylish, brand-new accommodation ready for immediate occupation. Every room has been thoughtfully updated, creating a modern and contemporary living space that is perfect for first-time buyers, growing families or anyone looking for a home they can move straight into without lifting a finger.

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The ground floor comprises an inviting entrance hall, a bright and comfortable lounge, a useful guest W.C. and a superb open-plan kitchen/dining room.

To the first floor, the property offers three well-proportioned bedrooms and a beautifully appointed family bathroom, all finished in keeping with the high standard seen throughout the home.

Externally, the property benefits from a landscaped rear garden and on road parking to the front. A driveway is easily installed at this property by dropping the kerb to the front, subject to council permissions.

>> **directions**

>> **Agent Note**

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>> room description

Agent Note

Council Tax Band is B.

Entrance Hallway

Storage cupboard containing gas and electric meters

Lounge

Double glazed bay window to front and gas central heating radiator.

Kitchen Diner

Wall and base units, integrated oven, hob, and extractor fan, sink and drainer, double glazed window to rear, gas central heating radiator, and french doors leading to rear garden.

Downstairs Cloakroom

Hand wash basin with mixer tap, wc, and heated towel rail.

Bedroom 1

Double Bedroom. Double glazed window and gas central heating radiator.

Bedroom 2

Double bedroom. Double glazed window and gas central heating radiator.

Bedroom 3

Single Bedroom. Double glazed window and gas central heating radiator.

Bathroom

Rainfall shower over bath, hand wash basin with mixer tap and storage draws under, wc, double glazed frosted window, and heated towel rail.

Rear Garden

Paved to lawn, and paved area to the rear of the garden

Agent Note

The property has benefited from a complete refurbishment throughout to include a new boiler, electrics, plumbing, and part doors and windows.

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>> **room description**

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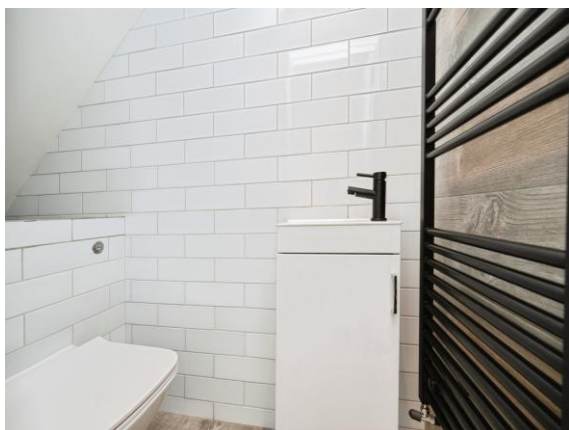
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>> **property images**



Your Shipways office: 905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN
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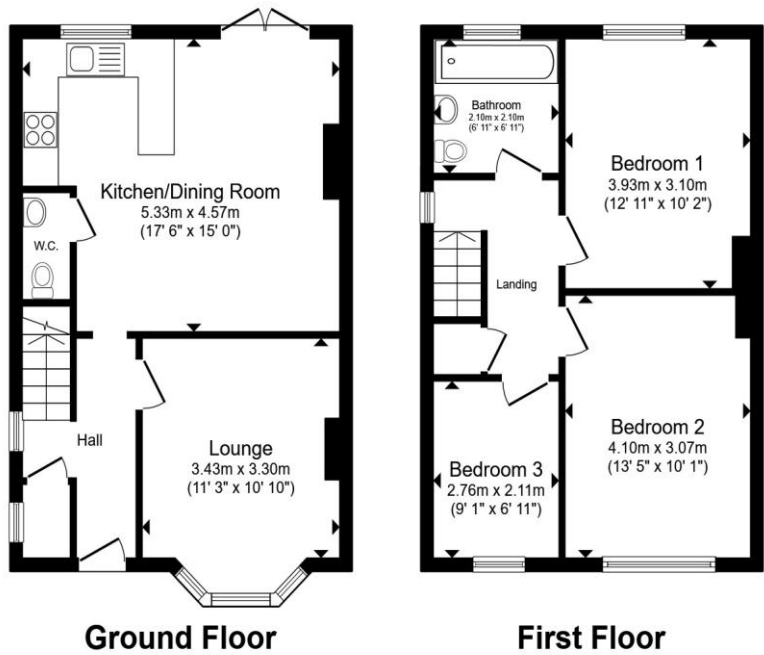
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>> floor plan



Total floor area 86.8 m² (934 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature		Date
Lauren Bennett		
Mr C. Mot		