



7 Kingswood Road, Northfield
Birmingham

Offers Over **£260,000**



This two-bedroom, semi-detached home combines well-proportioned accommodation with a conservatory, generous rear garden and gated driveway parking. The property also occupies a sizeable plot which previously benefited from planning permission, granted in 2018, for a detached dwelling to the side, although this consent has now lapsed. The home presents an appealing opportunity for first-time buyers, couples and small families seeking comfortable living space within easy reach of Northfield and Longbridge. Upon entering, the enclosed porch provides a practical introduction to the home before opening into the welcoming lounge. This well-proportioned reception room is filled with natural light from the front-facing window and features a traditional fireplace as its focal point, creating a comfortable setting for relaxing at the end of the day.

From the lounge, a doorway leads into the kitchen and dining room. This space is fitted with a comprehensive range of wall and base units, complementary work surfaces and an integrated oven, hob and extractor. There is ample room for a dining table, making it well suited to family meals, informal entertaining and everyday life.

A door from the kitchen leads into the conservatory, which provides a bright and versatile additional reception space overlooking the rear garden. With French doors opening outside, the room creates a natural connection between the home and garden and could be enjoyed as a second sitting room, playroom, dining area or peaceful place to work from home.

Stairs rise from the ground floor to the first-floor landing, where there are two well-proportioned bedrooms. The master bedroom is a generous double room positioned towards the front of the property, while the second bedroom overlooks the rear garden and would work equally well as a child's bedroom, guest room, nursery or home office.

Completing the first floor is the family bathroom, fitted with a curved bath and overhead shower, wash basin and WC.

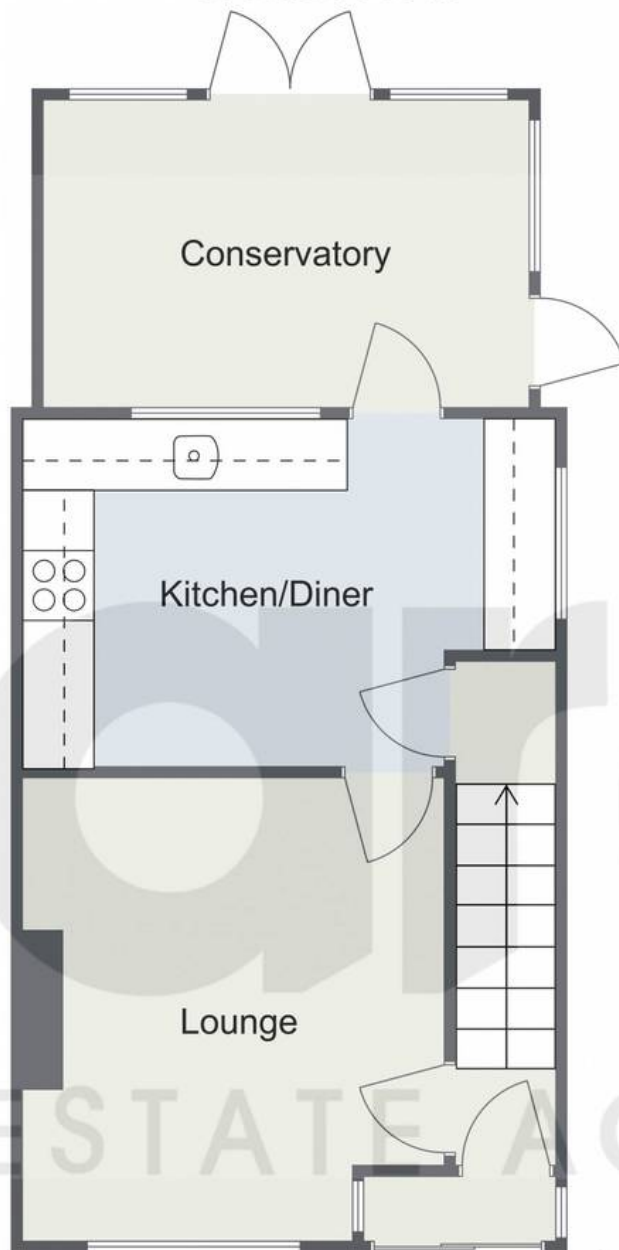
Outside, the property enjoys a particularly generous rear garden, offering excellent space for families with children, keen gardeners or buyers who enjoy outdoor entertaining. A paved patio beside the house provides room for seating and dining, while the extensive lawn continues towards mature trees and established boundary planting.

The wide plot also provides gated driveway parking to the side of the home, with space extending towards the rear. This substantial side area previously benefited from planning permission, granted in 2018, for the construction of a detached dwelling. The consent has since lapsed, and any future development would be subject to a fresh planning application and all necessary approvals.



Kingswood Road, Birmingham

Ground Floor



First Floor



Total Area Approx
70.9 Sq M
763.16 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



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