



**Boston Grove, Kingstanding  
Birmingham, B44 0HZ**

**Offers Over £170,000**



# Kingstanding

Offers Over £170,000

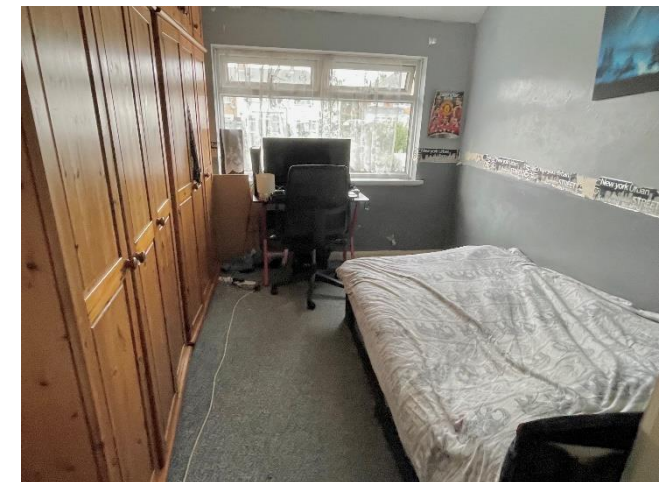
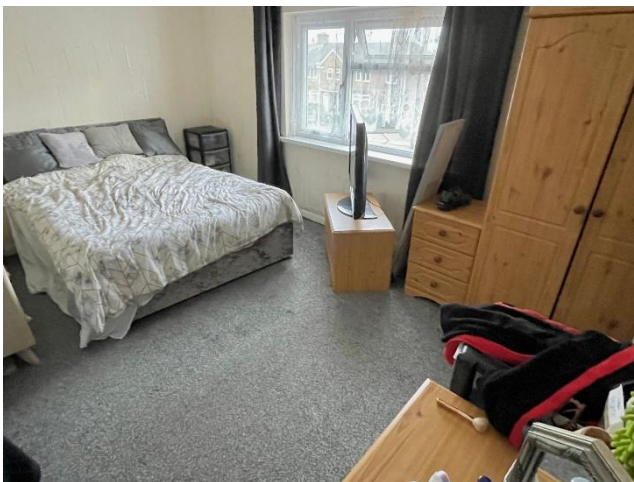


Offered with no upward chain, this three bedroom terraced family home is ideal for first time buyers as well as buy to let investors.

Set behind a concrete print frontage, the property is accessed via an entrance hall with stairs off and a door leads to the lounge with a bay window to the front, feature fireplace and an understairs storage cupboard. The fitted kitchen has a range of units with a built in oven and hob, integrated fridge and freezer and a window and door lead out to the garden. The well appointed shower room has a white suite with a large shower cubicle, part wall tiling and a window to the rear.

On the first floor there are three bedrooms, the master is a good size double with a window to the front and a large 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 and has a window to the rear.

Outside the rear garden has some artificial grass and leads to a gravelled area, there is a shared side entry and this double glazed and centrally heated home must be viewed.





## Property Specification

NO UPWARD CHAIN  
GOOD SIZE THREE BEDROOM FAMILY HOME  
IDEAL FOR FIRST TIME BUYERS  
CONCRETE PRINT FRONTAGE (KERB NOT DROPPED)  
SPACIOUS LOUNGE

**Lounge**  
5.20m (17'1") into bay x 3.72m (12'2") max

**Kitchen**  
2.82m (9'3") x 2.79m (9'2")

**Shower Room**  
2.76m (9'1") x 1.65m (5'5")

**Bedroom 1**  
5.25m (17'3") max x 3.30m (10'10")

**Bedroom 2**  
3.91m (12'10") x 2.87m (9'5")

**Bedroom 3**  
2.93m (9'7") 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: 29th February 2024

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: A

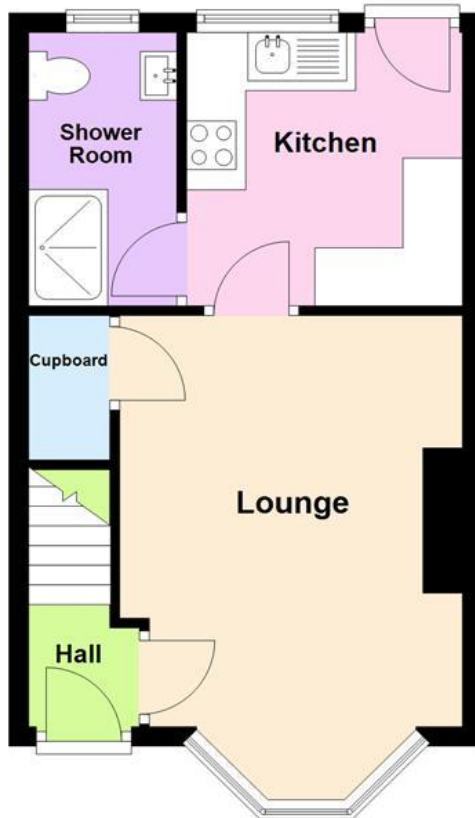
Tenure: Freehold



# Floor Plan

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

Ground Floor



First Floor



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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

