



**Bandywood Road, Kingstanding  
Birmingham, B44 9LT**

**Offers in the Region Of £180,000**

# Kingstanding

Offers in the Region Of £180,000



Offered with no upward chain, this three bedroom end terraced is ideal for a buy to let investment and is located on this popular road close to the border of Great Barr.

Set behind a front garden, the property is accessed via an entrance hall with stairs off and a door leads to the lounge with a window to the front and an understairs storage cupboard. The kitchen has some fitted units with a built in oven and hob (not tested), space for a washing machine, there is a window and door to the garden and a door leads to the bathroom which has a white suite with wall tiling and a window to the rear. On the first floor there are three bedrooms, the master is a particularly spacious double with two windows to the front, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single with a window to the rear.

Outside the rear garden has an extensive slabbed patio area suitable for garden furniture leading to the lawn, there is a gated side entrance and this double glazed and centrally heated home must be viewed.





## Property Specification

NO UPWARD CHAIN  
THREE BEDROOMS  
END TERRACED  
IDEAL FOR BUY TO LET INVESTMENT  
POPULAR LOCATION

**Entrance Hall**  
2.17m (7'1") x 0.82m (2'8")

**Lounge**  
4.27m (14') max x 4.22m (13'10") into

**Kitchen**  
3.34m (10'11") x 2.90m (9'6")

**Bathroom**  
2.90m (9'6") x 1.77m (5'10")

**Sun Room / Dining Area**  
4.72m (15'6") x 2.06m (6'9")

**Bedroom 1**  
5.24m (17'2") max x 3.29m (10'10")

**Bedroom 2**  
3.92m (12'10") x 2.89m (9'6")

**Bedroom 3**  
2.94m (9'8") x 2.26m (7'5")

### 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: 9<sup>th</sup> April 2024

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

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>			84
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(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

