



Boswell Road, Kingstanding  
Birmingham, B44 8EH

£215,000



# Kingstanding

£215,000

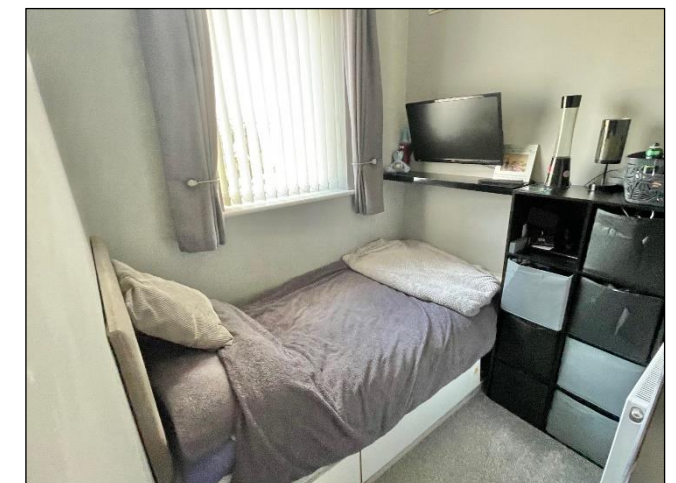


An immaculately presented three-bedroom end terraced, located in this highly popular road and perfect for First Time Buyers.

Set behind a front garden, the property is accessed via a porch which leads to the entrance hall with stairs off and a door opens into the lounge with a bay window to the front. The dining kitchen is well proportioned and has a range of units with a built-in oven and hob, integrated fridge and freezer, ample space for a table and chairs, there is an understairs storage cupboard off with a single glazed window to the side whilst a window and a bay window lead out to the garden.

On the first floor there are three bedrooms, the master is a double with a window to the rear, the second bedroom is also a double with a window to the front whilst the third bedroom is a small single with a window to the front. The bathroom has a white suite with a shower over the bath, wall panelling, cupboard housing the central heating boiler and a window to the rear and there is a useful fully boarded loft area with electrics which is accessed via a pull-down folding loft ladder.

Outside the attractive rear garden has an extensive patio area leading to the lawn, there is a gated side entrance and a path leads to the good sized rear garage accessed via the rear right of way with electrics, up and over door and a pedestrian door into the garden and this centrally heated and majority double glazed home must be viewed.







## Property Specification

IMMACULATLY PRESENTED  
THREE BEDROOMS  
END TERRACED  
POPULAR ROAD  
PERFECT FOR FIRST TIME BUYERS

### Lounge

3.90m (12'9") into bay x 3.64m (11'11") max

### Kitchen / Dining Room

4.59m (15'1") x 4.00m (13'2") into bay

### Bedroom 1

3.36m (11') x 2.68m (8'10")

### Bedroom 2

3.36m (11') x 2.62m (8'7")

### Bedroom 3

1.92m (6'4") x 1.68m (5'6")

### Bathroom

2.36m (7'9") max x 1.82m (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: 17<sup>th</sup> December 2025

**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 £40 + VAT (£48 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

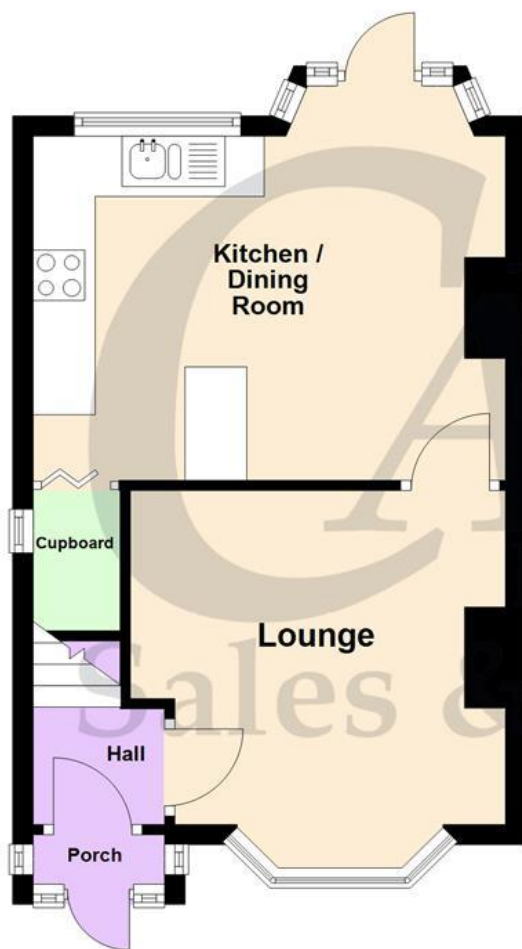
Council tax band: B

Tenure: Freehold

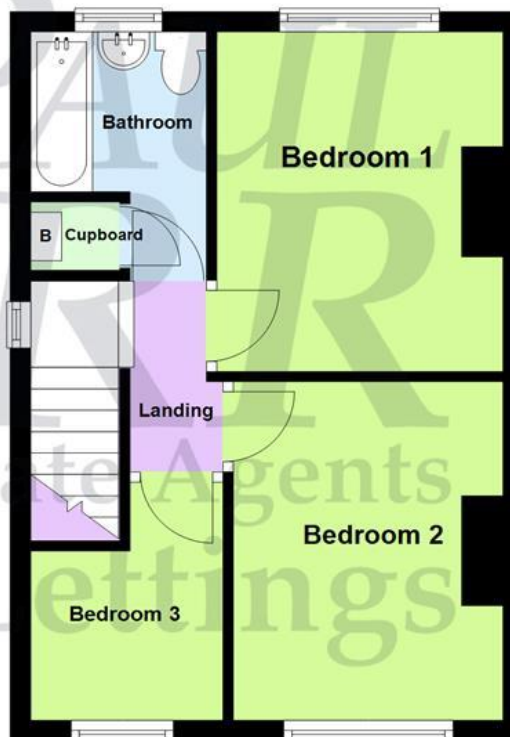
# Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## Map Location

