



Boswell Road, Kingstanding  
Birmingham, B44 8EH

Offers Over £210,000



A well presented and substantially improved three bedroom end terraced family home, ideal for First Time Buyers as well as buy to let investors.

Located on this popular road and set behind an attractive block paved driveway, 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. The recently fitted kitchen / dining room is a great size and has ample space for a table and chairs, a range of well fitted units with a built in oven and hob, integrated dishwasher and washing machine, under stairs storage area and a window and double doors lead out to the garden.

On the first floor there are three bedrooms, the master is a double with a window to the front, the second room is also a double with a window to the rear whilst the third bedroom is an excellent size and has two windows to the front and a storage cupboard off with access to the loft. The well appointed bathroom has a luxurious feel with a white suite, shower over the bath and a window to the rear.

Outside there is a paved area leading to the lawn with a path to a most delightful block paved entertainment terrace with ample space for a table and chairs, perfect for those summer barbecues and this lovely double glazed and centrally heated home must be viewed to truly appreciate all that is on offer.





### 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: 10th March 2022

## Property Specification

WELL PRESENTED END TERRACED HOME  
THREE BEDROOMS  
DOUBLE GLAZING & GAS CENTRAL HEATING

### Entrance Hall

Lounge 4.00m (13'1") into bay x 3.64m (11'11") max

Dining Kitchen 4.54m (14'11") x 3.34m (10'11")

Bedroom One 3.39m (11'2") x 2.64m (8'8")

Bedroom Two 3.34m (10'11") x 2.64m (8'8")

Bedroom Three 3.00m (9'10") x 2.13m (7')

Bathroom 2.41m (7'11") max x 1.78m (5'10")

Block Paved Driveway

Rear Garden With Patio

### Viewer's Note:

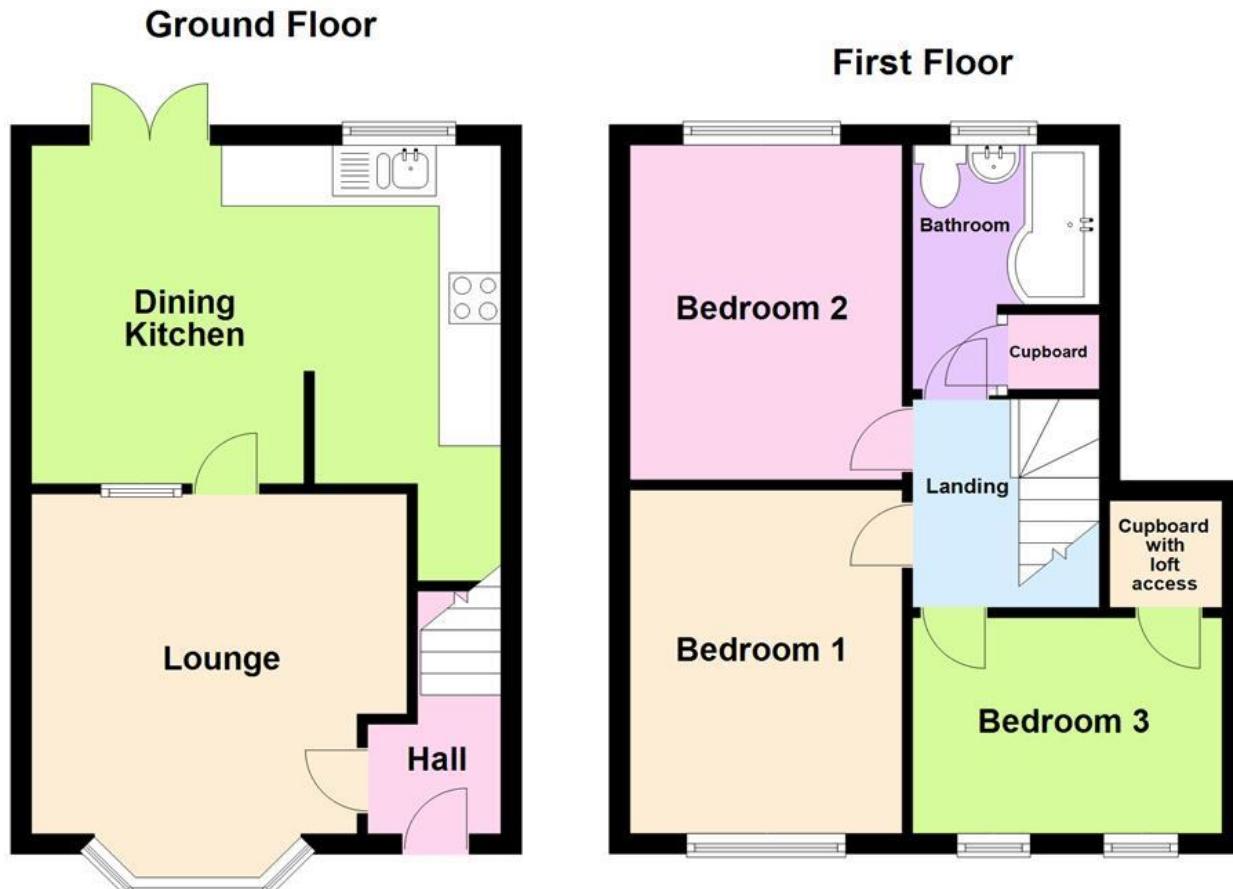
Services connected: Gas, Electric, Water, Drainage

Council tax band: B

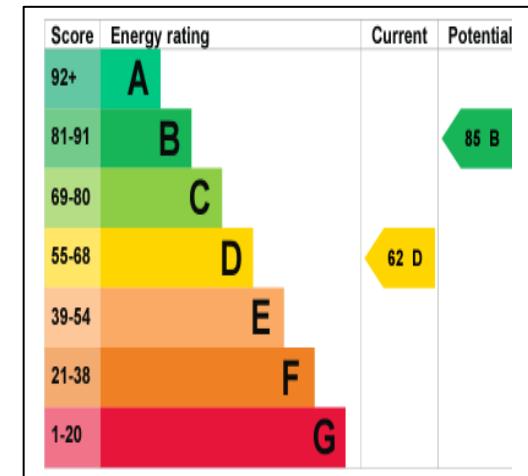
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

