



Boswell Road, Kingstanding
Birmingham, B44 8EH

Offers Over £190,000

Kingstanding

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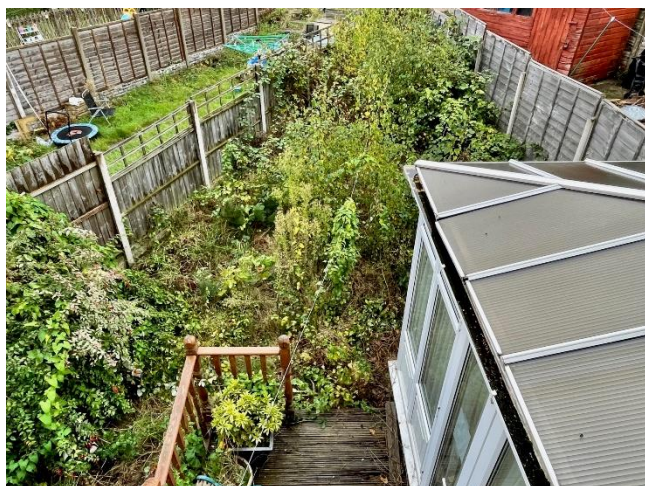
Occupying a sweeping corner plot with tremendous scope to extend (subject to planning permission), this three bedrooms semi detached has the benefit of a conservatory as well as a large side garage which could be converted to provide additional uses.

We have been advised by the seller that the boiler for the central heating does not work so will need to be replaced.

A porch leads to the reception hall with stairs off and a door opens into the lounge / dining room with a fireplace, bay window to the front and patio doors lead to the conservatory with views over and double doors out to the garden. The kitchen has some fitted units, a window to the rear and a door to the side garage. On the first floor there are three bedrooms, the master is a double with a window to the front, the second bedroom is also a double and has a window to the rear whilst the third bedroom is a single and has a window to the front. The bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside the small rear garden is a little overgrown and viewing is advised of this double glazed property to appreciate the space and plot on offer.





Property Specification

THREE BEDROOMS
SEMI DETACHED
DRIVE WAY
SWEEPING CORNER PLOT
SCOPE TO EXTEND (SUBJECT TO PLANNING PERMISSION)

Lounge / Dining Room
6.71m (22') x 3.65m (12') max

Kitchen
3.29m (10'10") x 1.62m (5'4")

Conservatory
3.06m (10'1") x 2.48m (8'1")

Garage
5.54m (18'2") x 3.48m (11'5") max

Bedroom 1
3.35m (11') x 2.65m (8'8")

Bedroom 2
3.35m (11') x 2.65m (8'8")

Bedroom 3
2.09m (6'10") x 1.81m (5'11")

Bathroom
2.40m (7'10") x 1.81m (5'11")

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: 23rd October 2023

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

