



Boswell Road, Kingstanding
Birmingham, B44 8EH

Offers in the Region Of £185,000

Kingstanding

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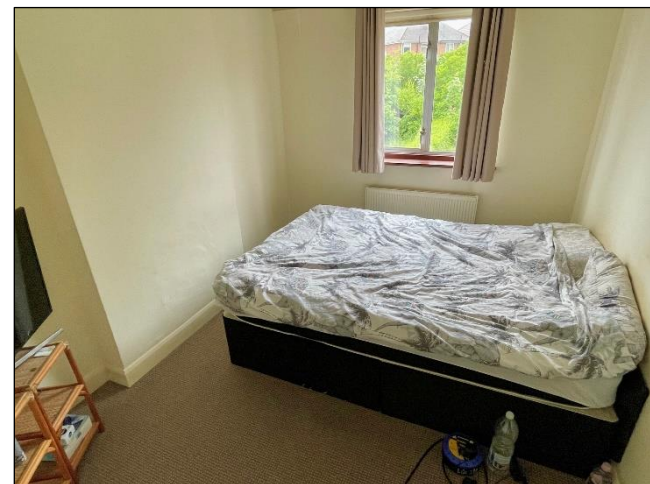


A three bedroom semi detached ideal for First Time Buyers as well as buy to let investors and located in this highly popular location.

Set behind a front garden with steps up to the porch, the property is accessed via an entrance hall with stairs off and a door opens into the lounge with a bay window to the front and a door provides access to the dining kitchen which has a range of units, built in oven and hob, space for a washing machine as well as room for a table and chairs. There is a storage cupboard off, window to the rear and patio doors to the sun lounge with windows and a door 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 and fitted wardrobes whilst the third bedroom is also a single with a window to the front. The bathroom has a white suite with wall tiling, window to the rear and there is a cupboard housing the central heating boiler.

Outside the rear garden has a patio area with steps up to the lawn, there are some mature shrubs, sheds and a rear right of way and this double glazed and centrally heated home must be viewed.





Property Specification

THREE BEDROOMS
SEMI DETACHED
IDEAL FOR FIRST TIME BUYERS
PERFECT FOR INVESTORS
POPULAR LOCATION

Lounge
3.99m (13'1") into bay x 3.63m (11'11")

Dining Kitchen
4.31m (14'2") x 3.33m (10'11") max

Lean-to
2.19m (7'2") x 1.79m (5'11")

Bedroom 1
3.31m (10'10") x 2.63m (8'7")

Bedroom 2
3.36m (11') x 2.63m (8'7")

Bedroom 3
2.05m (6'9") x 1.82m (6')

Bathroom
2.42m (7'11") 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: 29th May 2024

Viewer's Note:

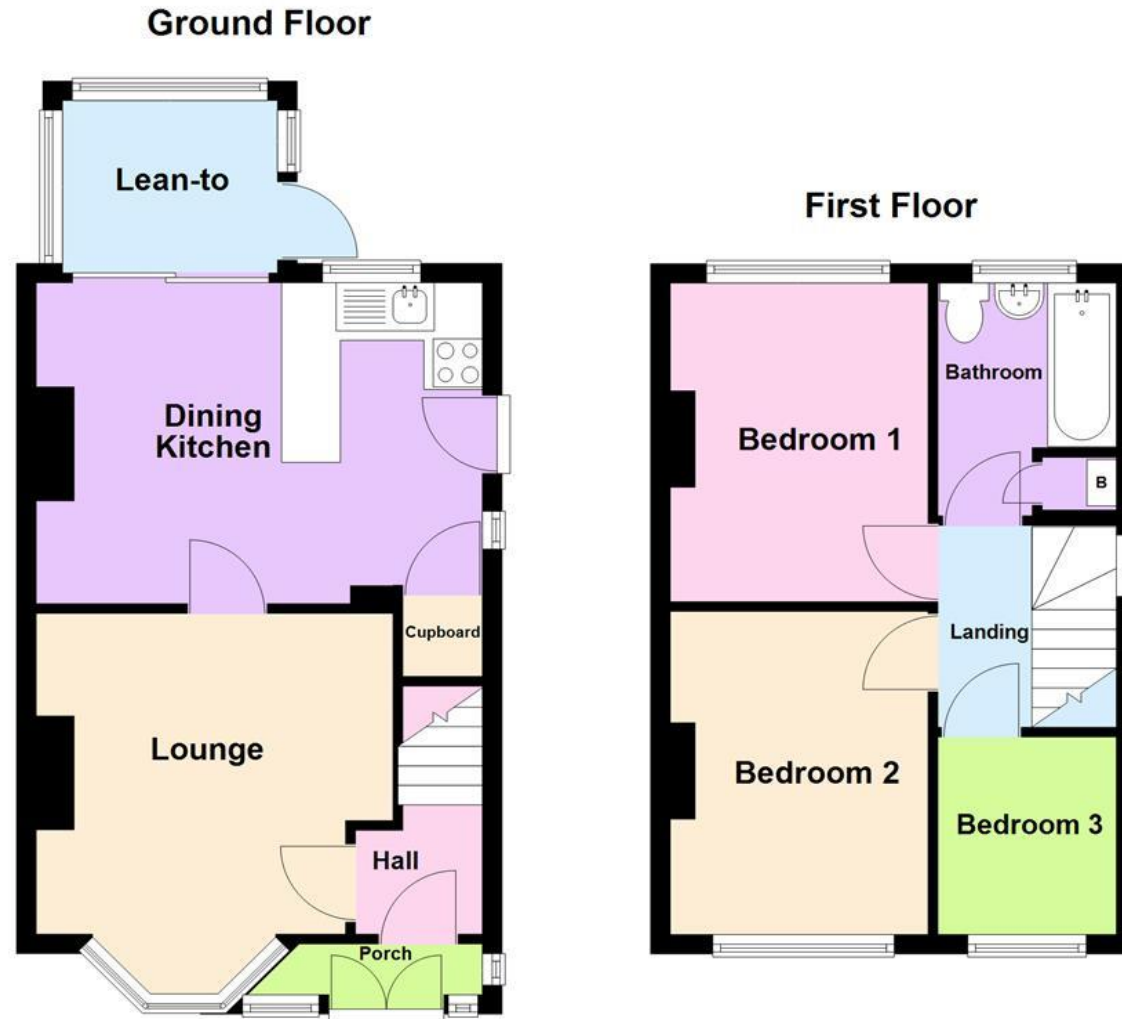
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

