



Swains Grove, Kingstanding  
Birmingham, B44 9QG

**Offers Over £170,000**



# Kingstanding

Offers Over £170,000

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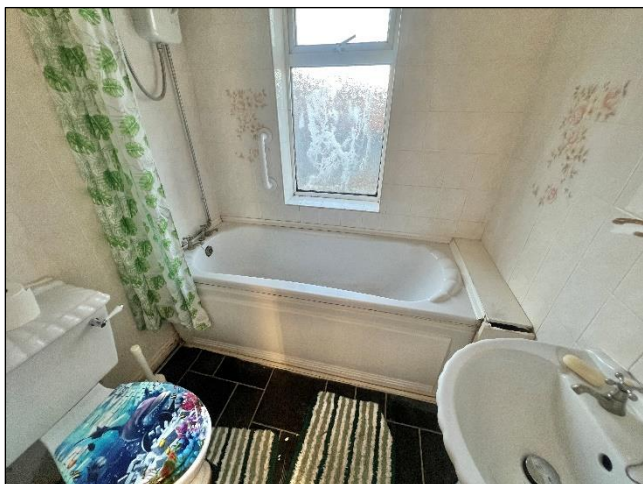
Offered to the market with no onward chain this two-bedroom end terrace corner plot located on Swains Grove.

Situated close to good local schools, shops, amenities and it is perfect for first-time buyers and investors. Approached via a driveway for multiple vehicles and entered through the front door. Upon entry you are welcomed by a hall giving you access to the front lounge which offers a bow window and under stair storage. The kitchen/dining room offers an array of wall and base units, plenty of countertop space, sink unit with side drainer and integrated oven and grill. Heading upstairs you are presented with two double bedrooms, the main room consisting of built-in wardrobes. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a private rear garden with a large plot to the side potential for extension (STPP). Viewing this home is highly recommended.







## Property Specification

NO ONWARD CHAIN  
CORNER PLOT  
POTENTIAL TO EXTEND (STPP)  
LARGE DRIVEWAY  
TWO BEDROOMS

**Lounge**  
3.98m (13'1") x 3.60m (11'10")

**Kitchen/Dining Room**  
4.88m (16') x 2.00m (6'7") max

**Bedroom 1**  
4.88m (16') max x 3.08m (10'1") max

**Bedroom 2**  
3.00m (9'10") x 2.70m (8'10")

**Bathroom**  
1.80m (5'11") x 1.60m (5'3")

### 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: 3rd 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:

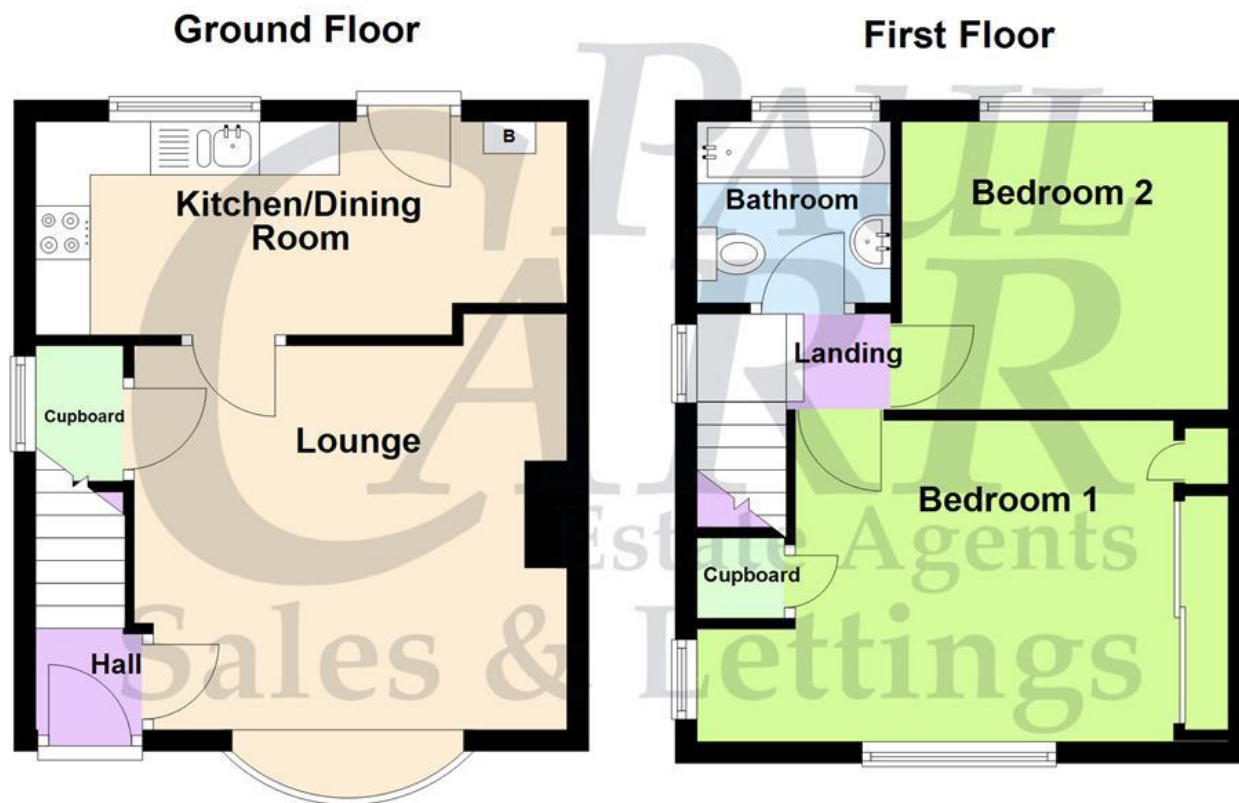
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

