



Hornsey Road, Kingstanding  
Birmingham, B44 0JR

Offers Over £200,000

# Kingstanding

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Welcoming to the market this well presented two-bedroom mid terrace family home located on the popular Hornsey Road.

Situated close to good local schools, shops and amenities and it is perfect for first-time buyers and investors. Approached via a block paved driveway suitable for multiple vehicles and entered through the front door. Upon entry you are welcomed by a hall giving you access into the lounge with a bay window to the front aspect. The kitchen/dining room offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, electric hob and built in oven. Heading upstairs you are presented with two large double bedrooms, the main bedroom benefits from built in storage. The family bathroom consists of a walk-in shower, bathtub, hand wash unit and WC.

Externally, the home has a large south facing rear garden with a lawned area, decking and fencing to the perimeter. Viewing this home is highly recommended.





## Property Specification

WELL PRESENTED TWO BEDROOM HOME  
MID TERRACE  
EXCELLENT FIRST TIME BUY OR INVESTMENT  
LARGE SOUTH FACING REAR GARDEN  
DRIVEWAY FOR MULTIPLE VEHICLES

### Lounge

4.92m (16'2") max into bay x 3.75m (12'4")

### Kitchen/Dining Room

4.70m (15'5") x 3.10m (10'2")

### Bedroom 1

4.71m (15'5") max x 4.06m (13'4") max

### Bedroom 2

4.00m (13'1") x 2.70m (8'10")

### Bathroom

3.00m (9'10") x 2.40m (7'10")



### 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: 6th February 2026

**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:

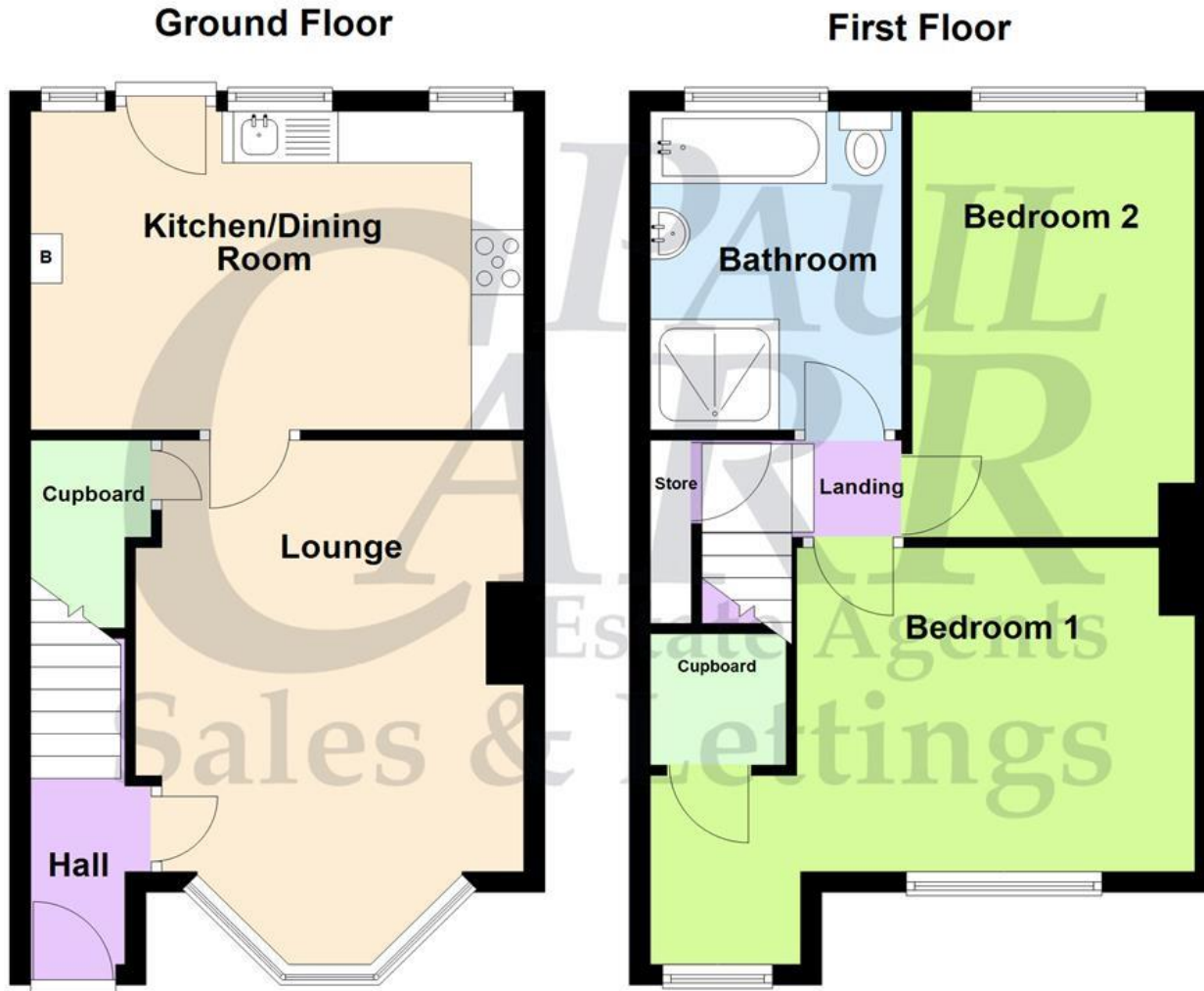
Services connected: Gas Electric Water Drainage

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		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

