



Hornsey Road, Kingstanding
Birmingham, B44 0JL

Offers Over £210,000

Kingstanding

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Offered with no upward chain, this two-bedroom detached property on the popular Hornsey Road is ideal for First Time Buyers and investors.

Approached via a gated driveway with dropped kerb the property is entered via a hallway which leads through to the lounge with window to the front. The dining kitchen, located to the rear, is well fitted with modern units along with a sink, built in oven and hob and space for a dishwasher or washing machine. There is also access to the garden via patio doors and a storage cupboard under the stairs. Upstairs, there are two double bedrooms and the largest of these is at the rear and benefits from an en-suite shower room. The bathroom is located to the front and features a WC, wash basin and bath.

Outside there is both patio and lawn areas along with gated access to the front and a shed. This gas centrally heated and double-glazed home is a great first step on the property ladder and must be viewed.





Property Specification

NO UPWARD CHAIN
DETACHED FAMILY HOME
TWO DOUBLE BEDROOMS
DINING KITCHEN
EN-SUITE SHOWER ROOM

Lounge
4.58m (15') x 3.26m (10'8") max

Dining Kitchen
4.22m (13'10") x 2.72m (8'11")

Bedroom 1
3.83m (12'7") x 2.97m (9'9") max

En-Suite Shower Room
8' 10" x 3' 10" (2.70m x 1.18m)

Bedroom 2
3.44m (11'4") x 2.34m (7'8")

Bathroom
5' 11" x 5' 6" (1.81m x 1.68m)

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: 20th May 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:

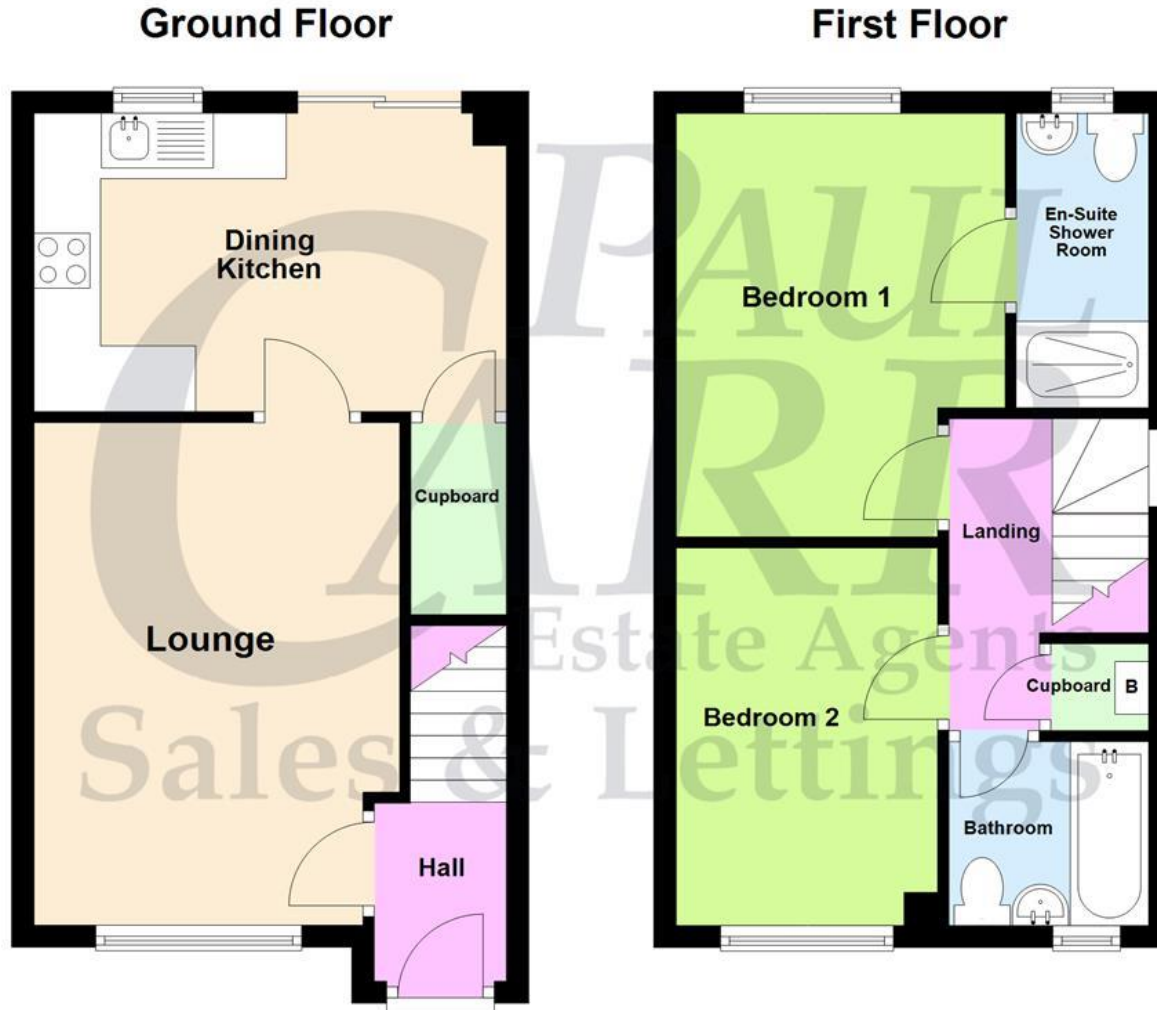
Services connected: Gas Electric Water Drainage

Council tax band: C

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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

