



Balham Grove, Kingstanding
Birmingham, B44 0NF

Offers Over £235,000

Kingstanding

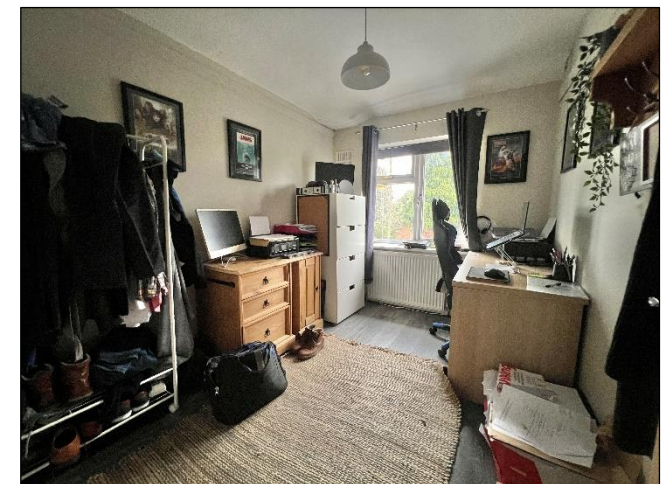
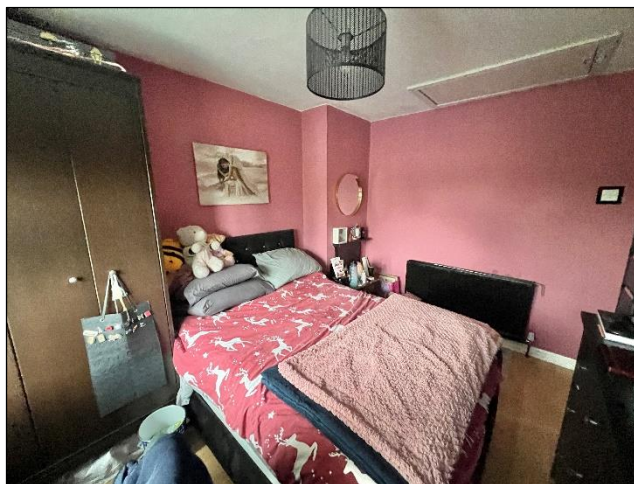
Offers Over £235,000



Welcoming to the market this well presented, extended three-bedroom end terrace family home. Situated close to good schools, shops, amenities and perfect for first time buyers and investors.

Approached via a paved frontage and entered through the front door. Upon entry you are welcomed by a hall giving you access to the ground floor. The front lounge is a good-sized room offering central heating and a bay window. The home offers a large extended kitchen/dining room perfect for modern day family living, this consists of an array of wall and base units, plenty of countertop space, sink unit, oven and a utility space to the side. Completing the ground floor is a bathroom with a shower cubicle, bathtub, hand wash unit and WC. Heading upstairs you are presented with three double bedrooms, the main bedroom benefiting from built in storage.

Externally, the home has an amazing outbuilding which is insulated and has electricity. The garden is a large south facing space with a secluded patio space to very rear. Viewing this excellent family home is highly recommended.





Property Specification

THREE BEDROOM END TERRACE
LARGE KITCHEN EXTENSION
SOUTH FACING REAR GARDEN
SUPERB OUTBUILDING
PERFECT FAMILY HOME

Lounge

4.82m (15'10") max into bay x 4.19m (13'9")

Kitchen/Dining Room Extension
5.90m (19'4") x 4.70m (15'5") max

Bathroom

9' 2" x 5' 7" (2.8m x 1.7m)

Bedroom 1

5.30m (17'5") max x 3.30m (10'10")

Bedroom 2

4.00m (13'1") x 3.00m (9'10")

Bedroom 3

3.00m (9'10") x 2.20m (7'3")



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: 10th April 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: A

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	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

