



Boswell Road, Kingstanding
Birmingham, B44 8EJ

Offers Over £195,000

Kingstanding

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A much improved and well presented three bedroom terraced family home, ideal for First Time Buyers and located in this sought after location.

Set behind a front garden, the property is accessed via a path leading to the entrance hall with stairs off and a door opens into the lounge / dining room which has a bay window to the front, patio doors to the rear whilst an opening leads to the enlarged kitchen with fitted units, built in oven and hob, spaces for a washing machine, understairs storage cupboard and a door and window lead 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 whilst the third bedroom is an excellent size with a window to the rear and a useful storage cupboard off. The bathroom has a white suite with a shower over the bath, part wall tiling, storage cupboard and a window to the rear.

Outside the rear garden is mainly lawned with a lovely covered outdoor entertainment area at the top of the garden providing a variety of uses, there is a rear right of way, a shared side passage and this double glazed and centrally heated home must be viewed.





Property Specification

THREE BEDROOMS
TERRACED
IDEAL FOR FIRST TIME BUYERS
SOUGHT AFTER LOCATION
LOUNGE DINING ROOM

Lounge
3.94m (12'11") into bay x 3.64m (11'11") max

Dining Room
3.35m (11') x 2.82m (9'3")

Kitchen
3.17m (10'5") x 1.64m (5'4")

Bedroom 1
3.35m (11') x 2.66m (8'9")

Bedroom 2
3.34m (11') x 2.70m (8'10")

Bedroom 3
2.95m (9'8") x 1.95m (6'5")

Bathroom
2.43m (8') max x 1.80m (5'11")

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: 13th January 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:

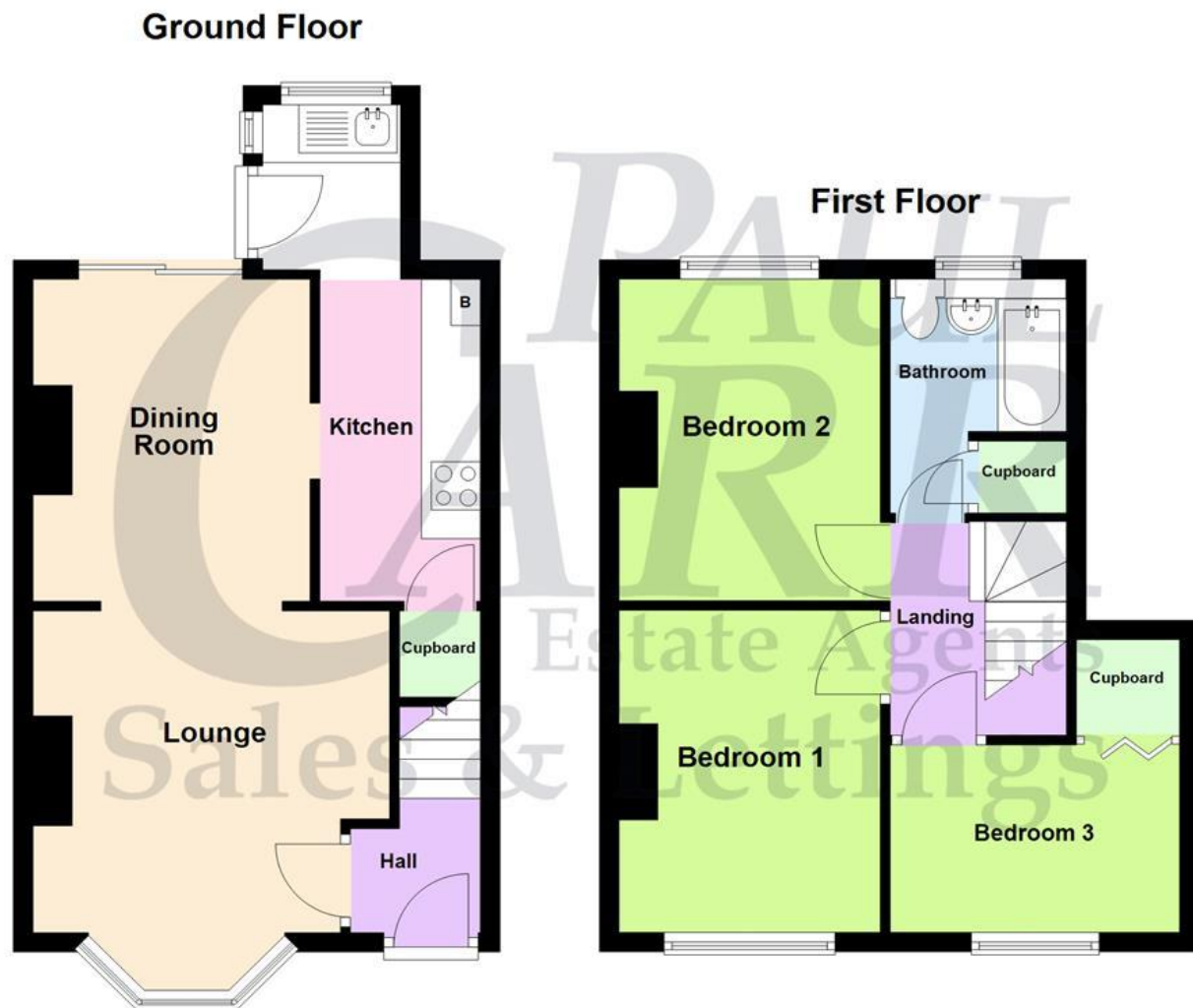
Services connected: Gas Electric Water Drainage

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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

