



Boswell Road, Kingstanding  
Birmingham, B44 8EJ

£220,000

# Kingstanding

£220,000



An immaculate and beautifully presented three bedroom semi detached, ideal for First Time Buyers and located in this well regarded location with the added benefit of a garden annex.

Set behind a driveway, the property is accessed via a porch which opens into the hall with exposed brickwork to one wall, stairs off and a door leads to the lounge with a bay window to the front and feature cast iron fireplace. Double doors lead to the lovely open plan dining kitchen with a range of units, ample space for a dining table and chairs, understairs storage area and three windows and a door to the garden. There is a side utility area with plumbing for a washing machine, doors to the front and rear and a window to the garden. On the first floor there are three bedrooms, the master is a double with a window to the front, the second bedroom is also a double with a window to the rear and fitted wardrobes to one wall whilst the third bedroom is a single with a window to the front. The bathroom has a white suite with a shower over the bath, wall tiling and a window to the rear.

Outside the rear garden is a delight with a patio area providing space for garden furniture leading to the lawn with mature shrubs and a decked area with a very useful garden annex and a rear asbestos garage behind which is accessed via the rear right of way.

This double glazed and centrally heated home must be viewed.

Note : The owner advises the property was underpinned circa 2006.





## Property Specification

BEAUTIFULLY PRESENTED  
THREE BEDROOMS  
SEMI DETACHED  
IDEAL FOR FIRST TIME BUYERS  
GARDEN ANNEX

**Lounge**  
3.96m (13') into bay x 3.65m (12') max

**Dining Kitchen**  
4.56m (14'11") x 3.34m (10'11")

**Bedroom 1**  
3.36m (11') x 2.65m (8'8")

**Bedroom 2**  
3.34m (10'11") x 2.65m (8'8")

**Bedroom 3**  
2.11m (6'11") x 1.86m (6'1")

**Bathroom**  
2.36m (7'9") x 1.81m (5'11")

**Garden Annex**  
4.33m (14'3") max x 3.83m (12'7") max

**Shower Room**  
1.99m (6'6") 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: 11th May 2024

### 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

