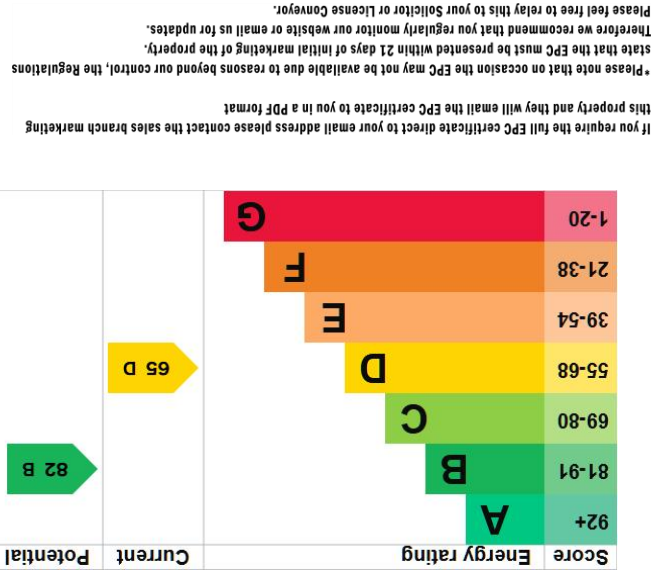
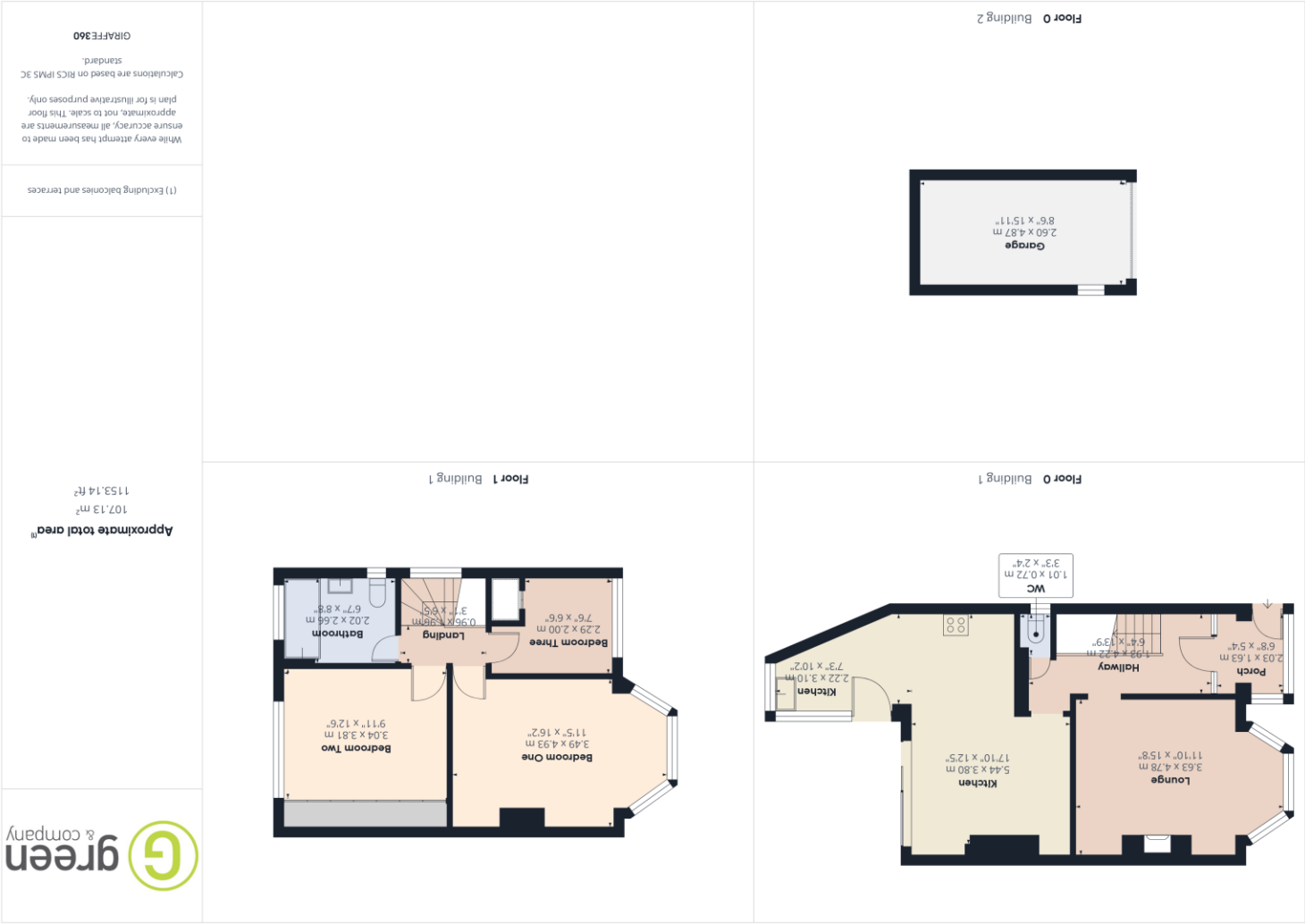
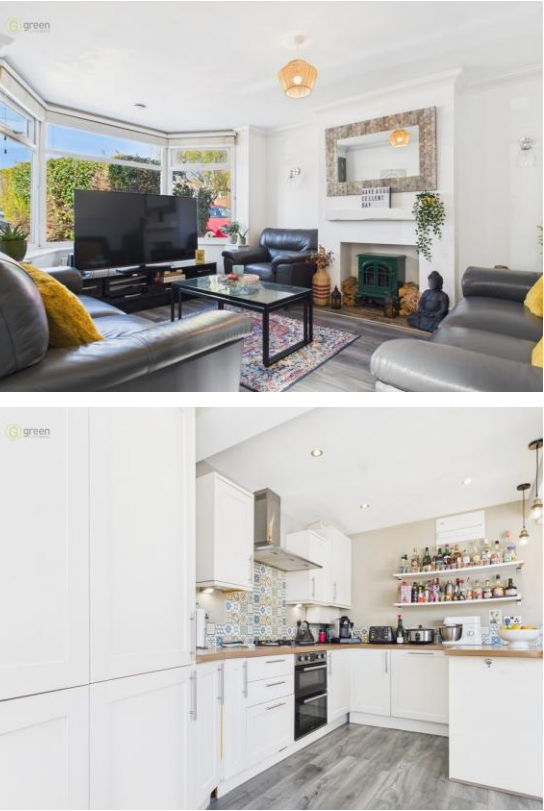


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

NOT TO SCALE: THIS IS AN APPROXIMATE



Castle Bromwich | 0121 241 1100



- WOW FACTOR
- DESIRABLE LOCATION
- LANDSCAPED REAR GARDEN
- OPEN PLAN KITCHEN DINER
- BAY WINDOW TO LOUNGE
- DOWNSTAIRS WC

Moxhull Road, Kingshurst , Birmingham, B37 6LJ

Offers In Region Of
£280,000



Property Description

What an opportunity to purchase this wonderfully presented three bedroom home on one of the most sought after Roads in Kingshurst. The décor and style is top drawer, this would make an ideal first time buyer purchase or even small families looking for the next step. The open plan kitchen dining room is a wonderful socialising space, lovely lounge to front with bay window, downstairs WC is a great feature and with the refitted family bathroom and three well presented bedrooms and separate garage this home is one not to miss and if that's not enough for you the landscaped relaxing retreat that is the rear garden finishes the fantastic home. Call Green and Company to arrange your viewing.

Approached on Moxhull Road with spacious driveway to front of home with a shared spaced down to garage, into:-

PORCH Which is a spacious area with laminate flooring, lighting and front door to:-

HALL Which is a welcoming space with laminate flooring, doors to kitchen, lounge, downstairs WC, stairs to first floor and radiator.

LOUNGE With bay window to front, blinds, radiator, feature fireplace with tiled hearth and white oak beam, wall lights and laminate flooring.

KITCHEN DINER Is a wonderful space and open plan, with laminate flooring flowing through to kitchen, patio door onto garden, radiator and open to kitchen with breakfast bar, shaker style units, wood effect top, patterned tile splashback, five ring gas hob, oven, spotlights, integrated dishwasher, integrated fridge and freezer, integrated washing machine, larder cupboard, ceramic sink, plinth heater, window to side and rear.

WC With tiled floor, window to side, WC with integrated sink, tiled walls.

LANDING With window to side, loft access, doors to bedrooms and bathroom.

BEDROOM ONE With bay window to front, blinds and radiator.

BEDROOM TWO With window to rear, blinds, fitted wardrobe and radiator.

BEDROOM THREE With window to front, blinds, single built in cupboard, radiator.

BATHROOM Refitted with geometric floor tiles, vanity sink and unit, WC, bath, mixer shower, bath screen, mirrored bathroom cabinet, spotlights, metro style wall tiles, heated towel rail, window to side and rear.

GARDEN Has been landscaped to a high standard with paved patio area and picket fencing leading to lawn with sleeper orders, sleeper panelling to side of garage, barked feature area and additional seating to rear of garden, fenced boundaries and a selection of trees.

GARAGE With up and over door and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

Networks in your area:- Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including event ual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100