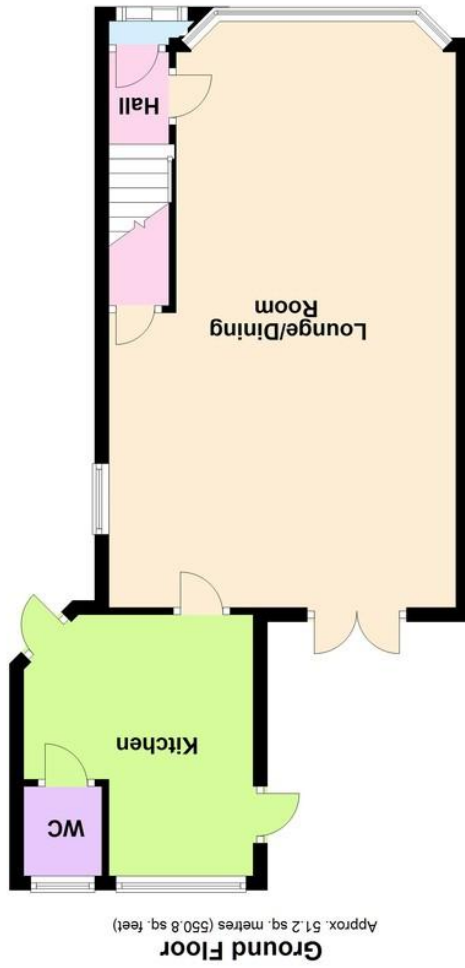
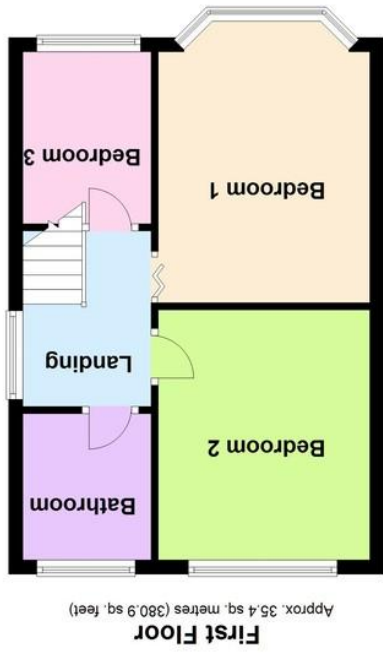


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 86.6 sq. metres (931.6 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using PlanUp.



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.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Great Barr | 0121 241 4441



- FIRST TIME BUYER HOME
- THREE BEDROOMS
- DOWNSTAIRS WC
- EXTENDED KITCHEN
- OFF ROAD PARKING
- GARAGE

Kingstanding Road, Kingstanding, Birmingham, B44 9SB

Offers In Region Of
 £230,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

ATTENTION FIRST-TIME BUYERS, DOWNSIZERS AND BTL INVESTORS. Early viewing is highly recommended to fully appreciate this spacious three bedroom semi detached property which also benefits from spacious lounge diner, three bedrooms, downstairs wc and off road parking. Conveniently situated for all amenities, including local shops/supermarket and the main commuter routes to Birmingham City Centre. This property will surely be in high demand. Call Green & Company to arrange your viewing!"

Porchway with patio doors leading into

ENTRANCE HALL With door to lounge diner and stairs to first floor, laminate flooring and radiator.

LOUNGE DINING ROOM 25' 6" x 16' 1" max 12' 11" min (7.77m x 4.9m) Benefitting bay window to front, laminate wood effect flooring, radiator, gas fire with surround, french doors to rear and door to kitchen

KITCHEN 12' 2" x 10' 5" max 6' 8" min (3.71m x 3.18m) With a selection of wall and base units, wood effect worktop, spotlights, radiator, half tiled under units, extractor, tiled flooring, door to rear and rear window, door to side access and door to wc.

WC With window to rear, wc and basin.

FIRST FLOOR LANDING With doors to bedrooms one, two, three and bathroom also with window to side.

BEDROOM ONE 13' 7" into bay x 9' 8" (4.14m x 2.95m) With bay window to front, radiator and bi-fold door access.

BEDROOM TWO 11' 7" x 9' 8" (3.53m x 2.95m) With window to rear, radiator.

BEDROOM THREE 8' 1" x 6' 2" (2.46m x 1.88m) With window to front and radiator.

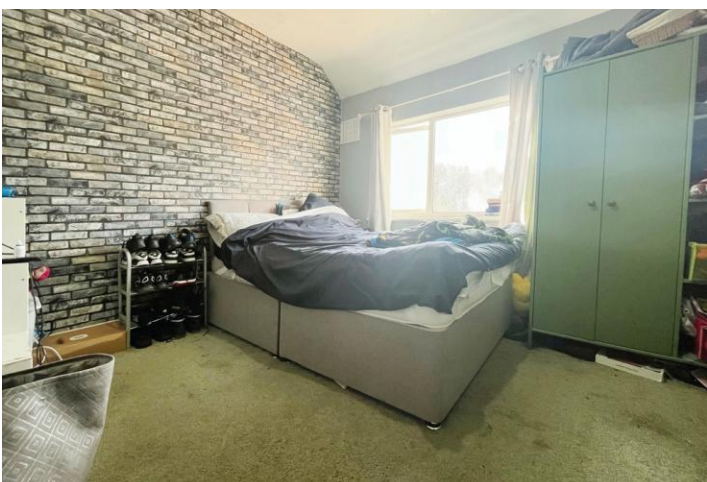
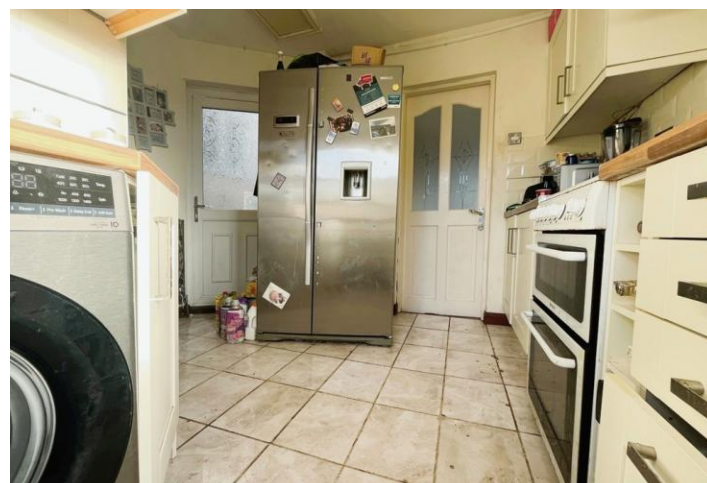
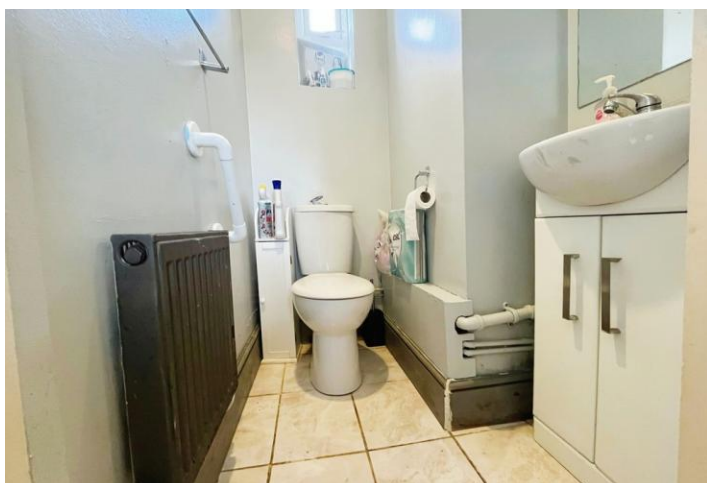
BATHROOM Laminate wood effect flooring, bath, wc, mixer shower, heated towel rail, window to rear.

GARAGE (unmeasured) access via access behind with garage door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE Garden with lawn, paved patio and steps to lawn area.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-



Mobile coverage - voice likely available for O2 and Vodafone, limited for EE and Three and data limited for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - 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 eventual 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.

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