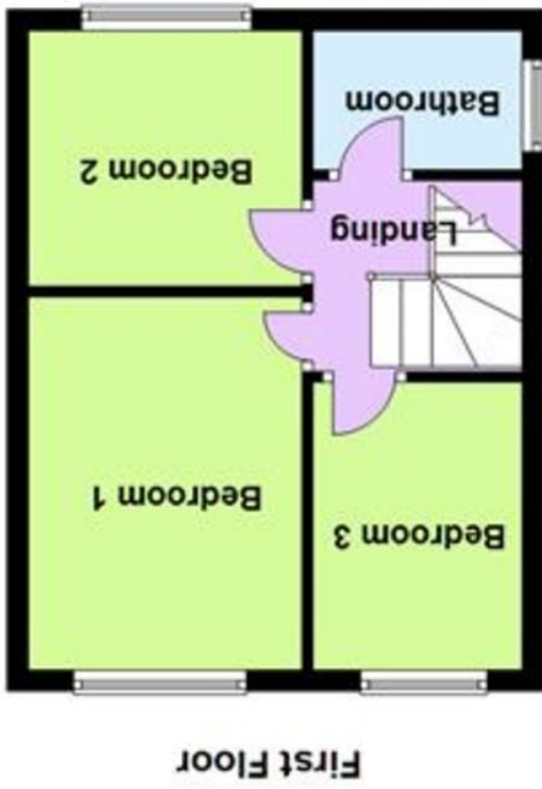


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.
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 Conveyer.

England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	88
Potential	94

Great Barr | 0121 241 4441



- BEAUTIFUL END TERRACE FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY
- KITCHEN DINER
- NO CHAIN
- PRIME LOCATION

Parkeston Crescent, Kingstanding, Birmingham, B44 0PD

Offers Over £190,000



Property Description

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

Presenting for sale, this end of terrace property, offering the perfect opportunity for those with a vision for renovation and a desire to create a personalized home. This property boasts three bedrooms, of which two are spacious double rooms, and one is a single room, providing ample space for families or couples.

The heart of the home, the kitchen, is bathed in natural light and features granite countertops, offering a touch of luxury. The kitchen is also equipped with a dining space, facilitating family meals and gatherings.

The property includes one reception room, accentuated with large windows, ensuring a bright and inviting space to relax and entertain. The unique features of this property extend to a kitchen diner and a conservatory, offering additional living and entertaining space.

Moreover, the property comes with a driveway, providing convenient off-street parking. Location is another aspect where this property shines, offering excellent public transport links, proximity to local schools, and an array of local amenities, making it an ideal home for families and couples.

In conclusion, this property offers a unique blend of potential and location. With some renovation, this end of terrace property can be transformed into an ideal home, tailored to individual tastes and needs. Its unique features and excellent location make it a prime property to consider for those looking for a home with potential and convenience.

HALLWAY Stairs to first floor, ceiling light point and radiator.

LIVING ROOM 14' 0" x 12' 6" (4.27m x 3.81m) Ceiling light point, bay window to front, radiator, storage cupboard.

KITCHEN DINER 17' 0" x 9' 4" (5.18m x 2.84m) Two ceiling light points, wall and base units, oven, hob and extractor fan, sink, window to rear, tiled, radiator, patio doors into conservatory.

CONSERVATORY Tiled, patio doors to garden.

FIRST FLOOR LANDING Loft access.

BEDROOM ONE 12' 10" x 9' 6" (3.91m x 2.9m) Ceiling light point, window to rear, radiator.

BEDROOM TWO 10' 10" x 9' 4" (3.3m x 2.84m) Ceiling light point, radiator, window to front.

BEDROOM THREE 9' 8" x 7' 6" (2.95m x 2.29m) Ceiling light point, radiator, window to rear.

BATHROOM Bath, toilet, sink, tiled, ceiling light point, radiator.

REAR GARDEN Lawned area, pond, garden shed, side access.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed .3 Mbps.

Broadband Type = Superfast Highest available download speed 56 Mbps.

Highest available upload speed 16 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 220 Mbps.

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.

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?

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