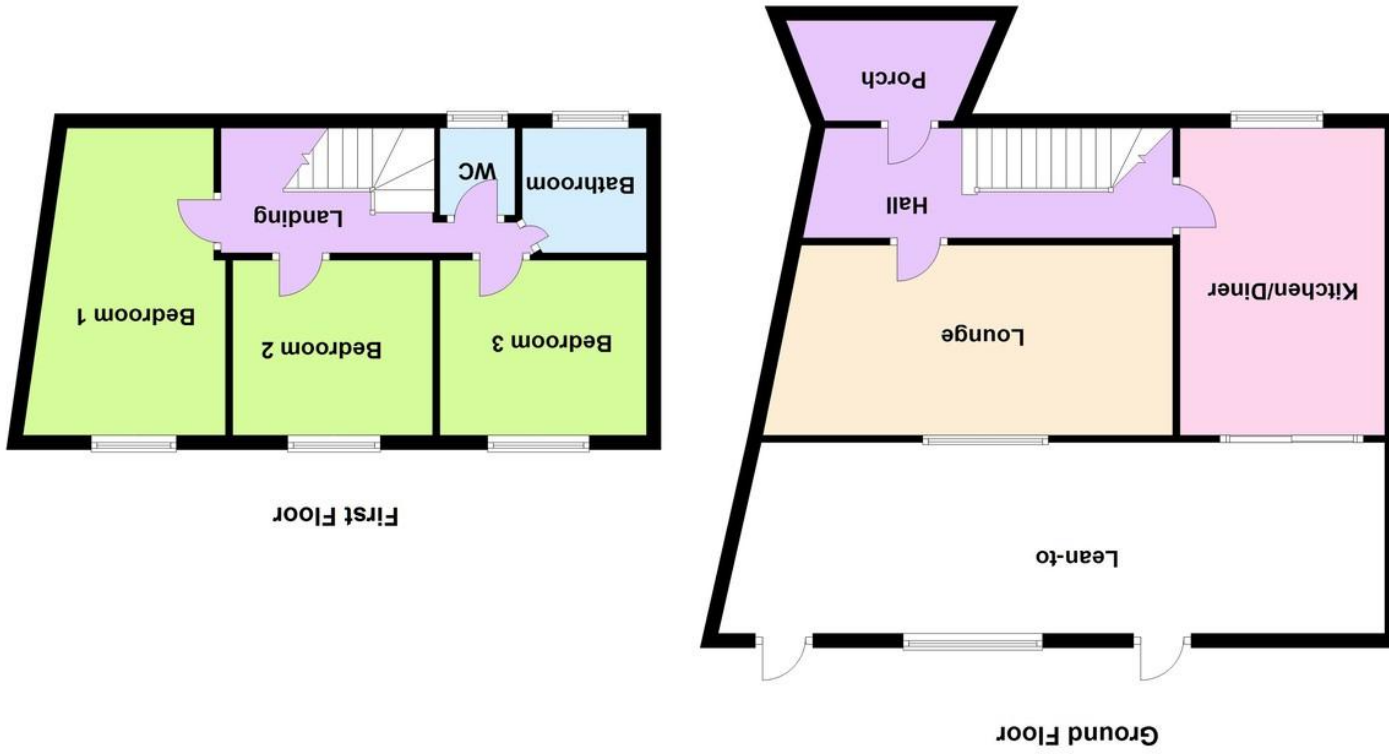
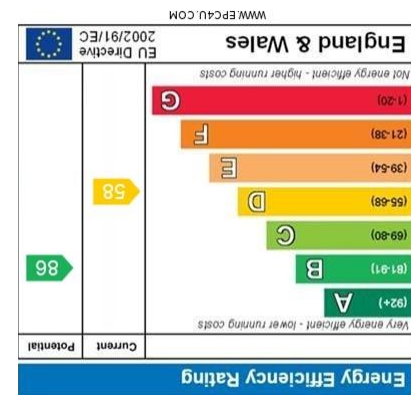


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



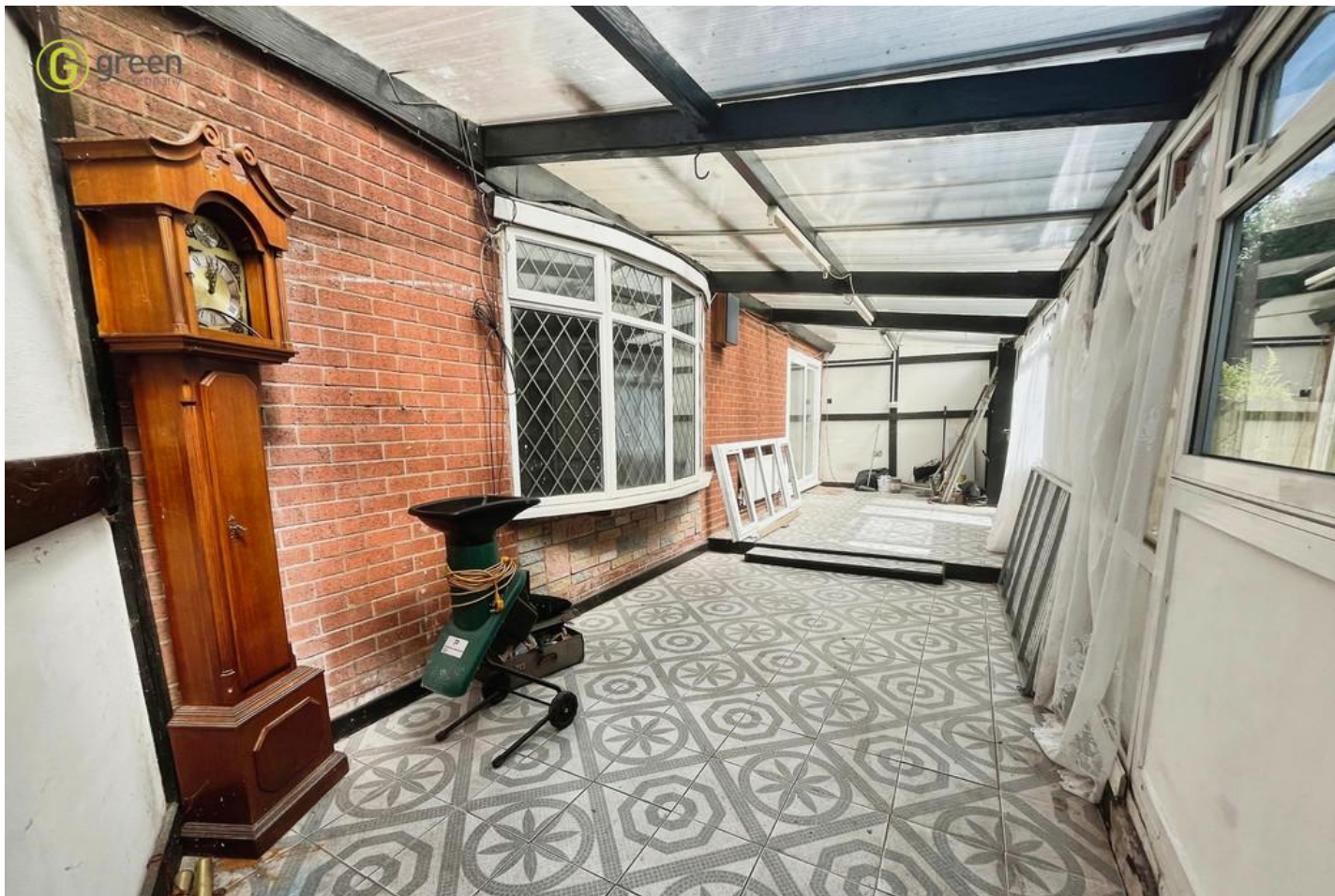
Great Barr | 0121 241 4441



- BEAUTIFUL MID TERRACE FAMILY HOME
- THREE BEDROOMS
- LARGE LOUNGE
- KITCHEN DINER
- LEAN TOO
- NO CHAIN

Kingsdown Avenue, Great Barr,
Birmingham, B42 1NF

£190,000



Property Description

Presenting for sale, this recently renovated, terraced property, ideal for families and couples alike. This dwelling presents a unique opportunity to acquire a residence that has been tastefully updated with a particular focus on utilising the space effectively.

The property boasts a spacious reception room with a contemporary open-plan design. Large windows allow an abundance of natural light to flood the room, creating a bright, welcoming atmosphere. A charming fireplace is a focal point of the room, adding a touch of character and warmth to the space.

The property is well-suited to modern living with a beautifully refurbished kitchen. The kitchen provides ample space for dining and is perfect for entertaining or casual family meals. It has been recently updated, enhancing the overall appeal of the home.

The accommodation comprises three bedrooms, two of which are generous double rooms. The master bedroom benefits from built-in wardrobes, providing valuable storage space. The third bedroom is a comfortable single room, perfect for a child's room or home office.

The location of the property is a key feature, with excellent public transport links, local amenities, and nearby schools, making this an ideal setting for families and working professionals.

In summary, this is a wonderful opportunity to purchase a home that combines traditional charm with contemporary convenience. This property, with its good-sized rooms and desirable location, offers a great opportunity for those looking for a comfortable, ready-to-move-in home.

ENTRANCE HALLWAY Two ceiling light points, radiator, wooden flooring, stairs to first floor, storage cupboard.

LOUNGE 18' 4" x 12' 2" (5.59m x 3.71m) Ceiling light point, bay window to rear, radiator, parquet flooring, fireplace with brick feature.

KITCHEN DINER 19' 2" x 9' 0" (5.84m x 2.74m) Two ceiling light points, wall and base units, tiled flooring, window to front, oven built-in, extractor, induction hob, space for washer dryer, boiler, space for fridge/ freezer, radiator, patio doors to lean to.

LEAN TO Tiled, radiator, two doors to rear garden.

OUTSIDE To the rear is a garden with paved patio area, gate for rear access, area for plants and shrubs.

FIRST FLOOR LANDING Ceiling light point, loft access and the loft is insulated.

BEDROOM ONE 15' 8" x 11' 6" (4.78m x 3.51m) Two ceiling light points, window to rear, radiator and fitted wardrobes.

BEDROOM TWO 10' 8" x 8' 2" (3.25m x 2.49m) Ceiling light point, radiator, window to rear.

BEDROOM THREE 10' 10" x 6' 10" (3.3m x 2.08m) Window to rear, ceiling light point.

BATHROOM 7' 6" x 5' 6" (2.29m x 1.68m) Vinyl flooring, bath, electric shower, ceiling light point, window to side, radiator and sink.

SEPARATE WC 4' 8" x 3' 0" (1.42m x 0.91m) Vinyl flooring, toilet, ceiling light point, window to front.

GARDEN Paved, gate for rear access.

Council Tax Band B - Birmingham City Council



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

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

Broadband coverage:-
 Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.
 Broadband Type = Superfast Highest available download speed 48 Mbps. Highest available upload speed 8 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.
 Networks in your area - Virgin Media, Openreach

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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