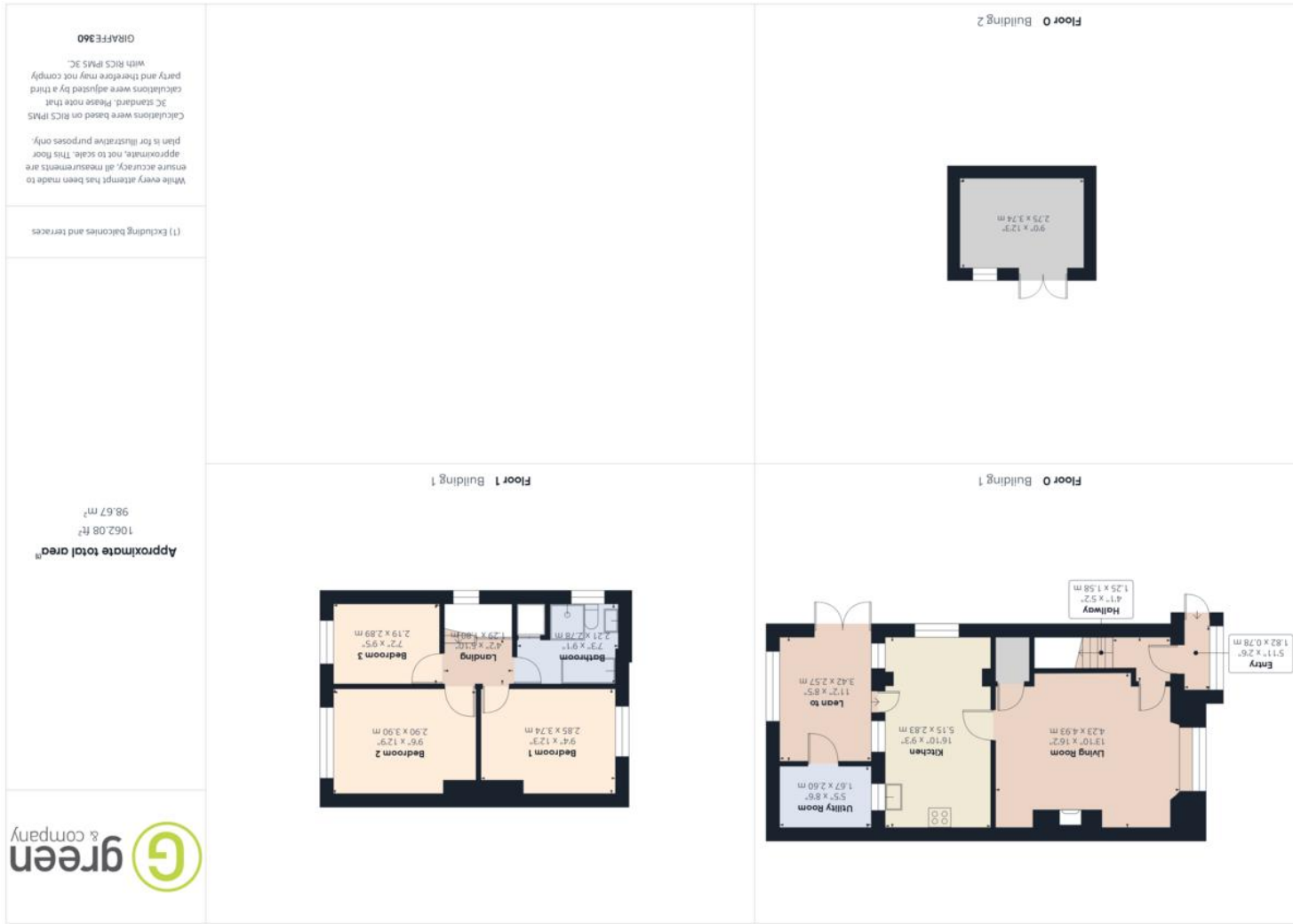


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**



Approximate total area  
 1062.08 ft<sup>2</sup>  
 98.67 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 2C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 2C.

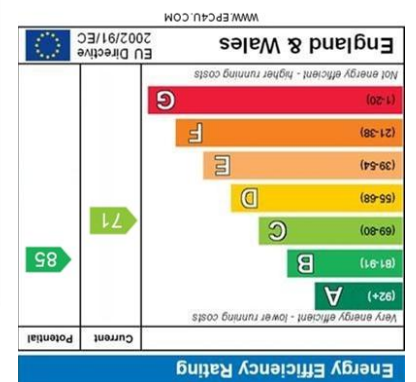
**LEGAL READY**

“How does this help me?”

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyancer.



Great Barr | 0121 241 4441



- BEAUTIFUL END TERRACE FAMILY HOME
- THREE BEDROOMS
- GOOD SIZED DRIVEWAY
- CORNER PLOT
- KITCHEN DINER
- LEAN TO & UTILITY ROOM

Longford Road, Kingstanding, Birmingham, B44 0RW | Offers Over £230,000

## Property Description

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

Step into this three-bedroom end terrace family home covering 1062 square foot. This home is immaculately presented and versatile living environment. The first floor welcomes you to a well-appointed, cozy living room, boasting a fireplace as the centerpiece for your comfort and tranquility. Leading on from this is a sunny, enclosed lean to that can be utilized according to your preference. Adjacent to this is the practicality of a utility room alongside a beautifully fitted kitchen, complete with a stove for your culinary needs. Ascend to the second floor where you will find three generously proportioned bedrooms, a meticulously arranged bathroom equipped with both a bath and shower. All areas are designed with a tasteful aesthetic, timeless elegance, and functional distribution. This property presents a unique opportunity to secure a home that encompasses spatial harmony with the appeal of modern conveniences.

PORCH Door into:-

HALLWAY Ceiling light point, stairs to first floor, stair lights.

LOUNGE 13' 10" x 16' 2" (4.22m x 4.93m) Laminate flooring, ceiling light point, bay window to front, radiator, storage cupboard under stairs.

KITCHEN DINING AREA 16' 10" x 9' 3" (5.13m x 2.82m) Laminate flooring, wall and base units, electric oven, built-in gas hob and extractor fan, sink, window to rear, radiator, window to side, boiler.

LEAN TO 11' 2" x 8' 5" (3.4m x 2.57m) Having ceiling light point, window to rear, tiled flooring.

UTILITY ROOM 5' 5" x 8' 6" (1.65m x 2.59m) Carpeted, ceiling light point.

FIRST FLOOR LANDING Ceiling light point, loft access which is insulated and part boarded, window to the side.

BEDROOM ONE 9' 4" x 12' 3" (2.84m x 3.73m) Ceiling light point, window to front.

BEDROOM TWO 9' 6" x 12' 9" (2.9m x 3.89m) Ceiling light point, window to rear and radiator.

BEDROOM THREE 7' 2" x 9' 5" (2.18m x 2.87m) Ceiling light point, window to rear, radiator.

BATHROOM 7' 3" x 9' 1" (2.21m x 2.77m) Vinyl flooring, bath, window to side, toilet, sink with unit underneath, storage cupboard above.

GARDEN Paved, time built shed, artificial grass area, decking area, summerhouse which is timber built.

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 likely available for Vodafone, limited for EE, Three and O2.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Superfast Highest available download speed 56 Mbps. Highest available upload speed 16 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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.

