

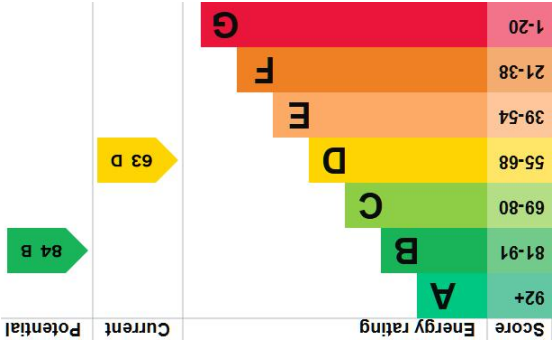
Great Barr | 0121 241 4441



Fairford Road, Kingstanding, Birmingham, B44 8DJ

£280,000

- STUNNING EXTENDED SEMI DETACHED
- IDEAL FAMILY HOME
- LOUNGE
- KITCHEN
- CONSERVATORY
- THREE DOUBLE BEDROOMS



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.

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.

LEGAL READY

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







## Property Description

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

The property is approached via a block paved multi-vehicle driveway leading to:-

ENCLOSED PORCH Having double glazed windows and door, laminate flooring and front entrance door into:-

RECEPTION HALL Having stairs off to first floor, central heating radiator, ceiling light point, obscure double glazed window, laminate flooring and doors off to lounge, kitchen and useful storage cupboard under stairs.

LOUNGE 10' 5" x 10' 9" (3.18m x 3.28m) Having in double glazed walk in bay window to front, feature stone fireplace with fitted gas fire.

KITCHEN 15' 1" x 9' 2" (4.6m x 2.79m) Having a range of base, wall and drawer units with work surfaces over, sink unit with mixer tap and drainer to side, plate rack, glass display cabinets, corner display cabinets, tiled splash backs, space and point for slot in cooker, space and plumbing for dishwasher, space and point for fridge/freezer, wall mounted gas central heating boiler, central heating radiator, double glazed windows and door to conservatory, door to useful storage cupboard, door to garage and ceiling light point.

FIRST FLOOR LANDING Approached via return staircase to split level landing, having doors off to bedrooms and bathroom.

BEDROOM ONE 12' 9" x 9' 8" (3.89m x 2.95m) Having walk in double glazed bay window to front, shaped radiator beneath, additional double glazed window to front, laminate flooring and ceiling light point.

BEDROOM TWO 9' 11" x 10' 5" (3.02m x 3.18m) Having double glazed window to rear, central heating radiator, laminate flooring and ceiling light point.

BEDROOM THREE 8' 3" x 20' 2" (2.51m x 6.15m) Having double glazed window to front, double glazed window to rear and two ceiling light points.

BATHROOM Having a white suite comprising; low flush WC, pedestal wash hand basin and panel bath with fitted shower over, tiled splash backs, obscure double glazed window to rear, access to loft space, central heating radiator, tongue and groove paneling to dado height and ceiling light point.

OUTSIDE Having raised decked patio area, with step down to lawn, paved pathway leading to garden sheds, fenced boundaries, outside electric point and cold water tap.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property . Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data likely available for Three, limited for EE, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8Mbps. Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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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WANT TO SELL YOUR OWN PROPERTY?  
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