

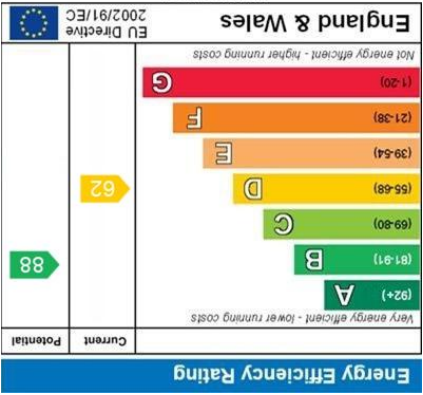
Great Barr | 0121 241 4441



- 3 BEDROOMS
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- GREAT LOCATION
- LARGE LIVING/ DINING AREA
- SEMI DETACHED
- CORNER PLOT

Kings Road, Kingstanding, Birmingham, B44 0SB

Offers In Excess Of
£260,000



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





Property Description

This property boasts an inviting 877-square-foot interior space, meticulously laid out over two floors. Starting on the ground floor, you will find a fully equipped kitchen, complete with a stove, for all your culinary adventures, and a spacious living/dining room, finished to a high standard and offering a welcoming space for relaxation and entertainment. As you ascend to the first floor, you are greeted by a serene bathroom fitted with a bath and three generously sized bedrooms that offer ample space. Off street parking for several vehicles and a great sized wrap around garden completes the outside space. This home is perfect for those seeking a balance between function and comfort.

To the front there is access to the driveway for several vehicles, lawned area and bricked area with side gate, hedges around the front of the property separating it from the footpath.

HALLWAY Double glazed door to front, under stairs cupboard, stairs leading to first floor, double glazed window to side, radiator, tiled flooring.

LARGE LOUNGE/DINING ROOM 10' 3" x 26' 3" (3.12m x 8m) Double glazed window to front, electric fireplace set in large entertainment unit in the wall, radiator, carpeted, ceiling lights.

Through to the dining area, radiator, carpeted, ceiling light, double glazed patio doors to the garden.

KITCHEN 5' 10" x 13' (1.78m x 3.96m) Fitted kitchen with wall units and base units, double glazed window to rear, door to entrance hallway, one bowl sink and drainer, part tiled splash back tiling, electric oven, gas hob, cooker hood, marble effect tiled flooring throughout, plumbing for washing machine and fridge/freezer, down-lighting.

FIRST FLOOR LANDING Carpeted, doors to the bedrooms and bathroom, ceiling light.

BEDROOM ONE 9' 6" x 15' 1" (2.9m x 4.6m) Double glazed window to the rear of the property, radiator, ceiling light and carpeted.

BEDROOM TWO 9' 6" x 10' 11" (2.9m x 3.33m) Double glazed window to the front, radiator, ceiling light and carpeted.

BEDROOM THREE 7' 6" x 11' 6" (2.29m x 3.51m) Double glazed window to the rear, ceiling light, radiator, carpeted.

FAMILY BATHROOM Double glazed window to front of the property, p-shaped bath with mixer taps and shower over, wc, wash hand basin and vanity unit, extractor fan, shaver point, fully tiled throughout with tiled flooring and down-lights.

REAR GARDEN Fenced all around with a wrap around garden to the rear and the side, shed, lawned and a cold water tap.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-
Mobile coverage for:
EE and Vodafone - Good outdoor, variable in-home
O2 and Three - Good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.
Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 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.

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.

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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441