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- A two-story semi-detached house with a grey exterior and green window frames. The front door is green and set within a small wooden porch with a gabled roof. To the right of the door is a large bay window. A silver Mercedes-Benz car is parked on a paved driveway. The house is surrounded by lush green plants and flowers. A blue sky is visible in the background.

£333,000



Property Description

Explore this expansive property spread over 1439 square feet, a well-planned residential space with three bedrooms and a family bathroom. On the ground floor, it offers two living rooms, each accentuated with a cozy fireplace, a large utility room in place of the original kitchen, a downstairs WC, and a welcoming (recently renovated) kitchen fitted with a fireplace and stove. The upper floor houses all three bedrooms and the family bathroom. Outside is a well-equipped annex with a recently renovated kitchen and bathroom along with a loft room. Also outside is land to the side of the house in which the owners have obtained planning permission to complete a double story extension creating a total of 4-5 bedrooms along with another bathroom.

This property is perfectly situated at the top of Kingstanding going in to Sutton. It being a detached property offers privacy along with the scope to extend in the future. The rear garden is large and opens up the opportunity for guests to stay round in their own space.

DONT MISS OUT ON THIS RARE OPPORTUNITY

OUTSIDE To the front is a block paved driveway, front door into:-

PORCH Double glazed windows to front, laminate wood flooring, front door into:-

HALLWAY Laminate wood flooring, gas central heating radiator, ceiling lights.

GUEST CLOAKROOM Laminate wood flooring, half tiled walls, wash basin, low level wc.

FRONT RECEPTION ROOM 13' 8" x 10' 9" (4.17m x 3.28m) Laminate wood flooring, double glazed bay window to front, ceiling lights, electric fireplace, gas central heating radiator.

REAR RECEPTION ROOM 11' 3" x 10' 10" (3.43m x 3.3m) Having double glazed bay window to rear, laminate wood flooring, ceiling light, log burner, gas central heating radiator.

UTILITY ROOM 12' 6" x 6' 0" (3.81m x 1.83m) Having tiled flooring, gas central heating radiator, double glazed windows to rear, space for washing machine, sink with mixer taps, space for fridge/freezer, door leading to pantry space, access to rear garden, half tiled, gas central heating boiler.

KITCHEN 21' 5" x 8' 9" (6.53m x 2.67m) Having wall and base units, double glazed window to front, space for oven, sink with mixer tap, tiled splash back, laminate wood flooring, double glazed window to side and double glazed sliding door out to the rear garden.

FIRST FLOOR LANDING Laminate wood flooring, ceiling light and double glazed window out to side.

BEDROOM THREE 7' 1" x 5' 11" (2.16m x 1.8m) Carpeted, gas central heating radiator, double glazed window to front, ceiling light.

BEDROOM ONE 12' 6" x 10' 11" (3.81m x 3.33m) Gas central heating radiator, carpeted, double glazed bay window to front.

BATHROOM 8' x 6' 1" (2.44m x 1.85m) Laminate wood flooring, half tiled walls, gas central heating radiator, double glazed window to side, bath with shower over, sink with mixer tap, wc.

BEDROOM TWO 10' 2" x 9' (3.1m x 2.74m) Carpeted, gas central heating radiator, built-in wardrobe, double glazed window to rear, ceiling light.

REAR GARDEN Patio area, lawned area, rear garage having access to the main road and fencing boundaries.

ANNEXE 20' 4" x 9' 9" (6.2m x 2.97m) Kitchen with built-in hob, extractor fan and sink.

Bathroom having walk-in shower, half tiled, wc, hand wash basin, ceiling light.

Living space with laminate wood flooring, stairs to loft room.

Council Tax Band D - Birmingham

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

Mobile coverage for:
EE, O2 and Three - Good outdoor, variable in-home
Vodafone - Good outdoor and in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8 Mbps.
Broadband Type = Superfast Highest available download speed 130 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, CityFibre, 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