



- Longford Road, Kingstanding, Birmingham, B44 0RL

Offers In Excess Of £220,000



Property Description

On the market now is this four bedroom end terraced home with a very appealing price point! To the front is a large drive fit for 3 cars along with a garage to the side. Inside you will find a sizeable living room perfect for families, adjoining is a large well kept kitchen with views over the rear garden. Attached is the downstairs bathroom which is fitted with all the necessities along with a large walk in shower. Also downstairs, is a big conservatory great for having guests round in the sun. Upstairs you will find an airy landing with all four bedrooms (three of which will fit a double bed). Also upstairs is a tucked away door leading to further stairs up to the loft which is already fitted with a Velux window. To the rear is a wide garden with 2 outbuildings for storage.

This is a must see with a great price to match, DO NO MISS OUT!

OUTSIDE To the front is a slabbed driveway with access to garage, leading to:-

PORCH Having double glazed windows, front door into:-

HALLWAY Carpeted, ceiling light and radiator.

LIVING ROOM 12' 8" x 13' 8" (3.86m x 4.17m) Having double glazed window to front, gas central heating radiator, carpeted, fireplace with a decorative stone surround and ceiling light.

KITCHEN 11' 3" x 9' 6" (3.43m x 2.9m) Wall and base units, integrated oven and hob, space for washing machine, space for dishwasher, double glazed window to rear, sink with mixer tap, tiled flooring and half tiled splash back walls.

BATHROOM 5' 0" x 9' 0" (1.52m x 2.74m) Fully tiled, gas central heating towel radiator, double glazed window to rear, sink with mixer tap, wc, walk-in shower, ceiling light.

REAR LOBBY Tiled with ceiling light and radiator.

CONSERVATORY 8' 7" x 17' 5" (2.62m x 5.31m) Having double glazed window to side, rear and front, carpeted, gas central heating radiator.

FIRST FLOOR LANDING Carpeted, double glazed window to side, ceiling light, stairs giving access to loft with Velux window.

BEDROOM THREE 7' 4" x 9' 7" (2.24m x 2.92m) Having double glazed window to rear, carpeted, ceiling light, gas central heating radiator.

BEDROOM FOUR 7' 3" x 7' 3" (2.21m x 2.21m) Carpeted, double glazed window to side, ceiling light, gas central heating radiator.

BEDROOM ONE 9' 9" x 10' 8" (2.97m x 3.25m) Double glazed window to front, gas central heating radiator, carpeted, ceiling light, built-in wardrobe.

BEDROOM TWO 9' 5" x 9' 10" (2.87m x 3m) Carpeted, double glazed window to rear, gas central heating radiator, ceiling light, built-in cupboard.

OUTSIDE To the rear is a slabbed patio leading up to steps leading to lawn, fenced boundaries, side gate access and access to the garage and store room. The store room has double glazed windows.

Council Tax Band B - Birmingham

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

Mobile coverage for:

EE and Three - good outdoor, variable in-home

O2 and Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Superfast Highest available download speed 47 Mbps. Highest available upload speed 10 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