

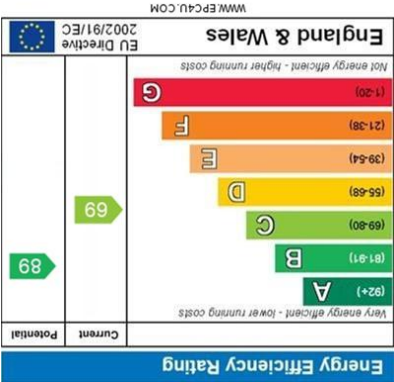
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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

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 Conveyor.



Great Barr | 0121 241 4441



- FULLY RENOVATED
- NO UPWARD CHAIN
- EXCELLENT LOCATION
- 3 BEDROOMS
- NEW KITCHEN
- DOWNSTAIRS WC



Kings Road, Kingstanding, Birmingham, B44 0SD

Offers In Excess Of
£220,000



Property Description

Indulge yourself in this exquisite, fully renovated 2-story residential dwelling spanning across a total area of 77 square meters, thoughtfully distributed across 2 floors. The ground floor consists of a beautiful lounge, a fully functional kitchen fitted with a stove, and a utility room for increased storage and organization, as well as a convenient water closet (WC). Ascend to Floor 1 and discover a modern bathroom adorned with a lavish bathtub to accentuate your relaxation time, along with 3 generous bedrooms. The property has off road parking to the front and a good size garden to the rear. This house is a perfect canvas, ready to be transformed into your dream home.

OUTSIDE TO FRONT Paved driveway with steps down to front door, side shared path leading to front door and gated rear access and hedge and fence boundaries.

HALL Having double glazed door to front, radiator, ceiling light, wood effect flooring, doors to living room and kitchen and stairs to first floor.

LIVING ROOM 11' 10" x 13' 4" (3.61m x 4.06m) With double bay window to front, ceiling light, radiator, carpeted flooring.

KITCHEN 12' 3" x 13' 10" (3.73m x 4.22m) Fitted with a range of wall and base units, double glazed window to rear, stainless steel sink/drain, electric oven, gas hob, stainless steel cooker hood, tiled splash backs, wood effect flooring, plumbing for washing machine, downlights, radiator, door to utility and door to storage cupboard housing electric metre.

UTILITY ROOM 5' 10" x 8' 6" (1.78m x 2.59m) Having door to rear, double glazed window to rear and door to WC, worksurface, plumbing for washing machine, laminate flooring, radiator, ceiling light and boiler.

GUEST CLOAKROOM Having WC, wash hand basin, tiled splashbacks and ceiling light.

FIRST FLOOR LANDING Approached via carpeted stairs, doors to bedrooms, bathroom and storage cupboard, ceiling light and loft access.

BEDROOM ONE 9' 5" x 12' 11" (2.87m x 3.94m) With double glazed window to rear, radiator, carpeted flooring, ceiling light,

BEDROOM TWO 9' 4" x 12' 10" (2.84m x 3.91m) With double glazed window to front, radiator, carpeted flooring, ceiling light,

BEDROOM THREE 7' 5" x 8' 10" (2.26m x 2.69m) With double glazed window to front, radiator, carpeted flooring, ceiling light,

BATHROOM With double glazed window to rear, bath with mixer tap and shower over, WC, wash hand basin, extractor fan, fully tiled, downlights and heated towel rail.

REAR GARDEN Having patio area with lawn adjoining and hedge boundaries.

Council Tax Band A Birmingham City Council

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

O2, Three - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 3M bps. Highest available upload speed 0.5M bps.
Broadband Type = Superfast Highest available download speed 50 Mbps. Highest available upload speed 12M bps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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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