



Kingstanding Road, Perry Barr
Birmingham, B44 8AX

Offers Over £190,000

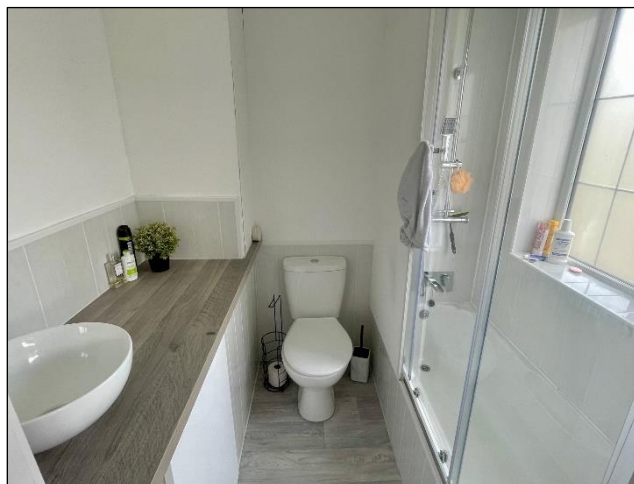
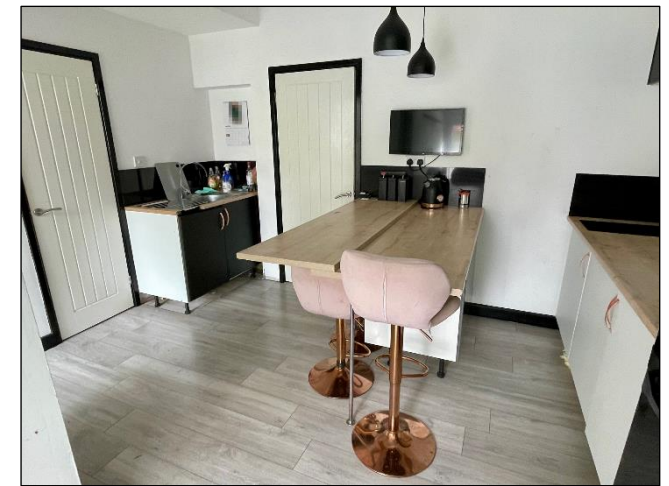
Perry Barr

Offers Over £190,000



This property is offered for sale using the reservation fee process. When an offer is accepted, the buyer will be required to pay a non-refundable Buyer's Premium of £6372 including VAT (in addition to the final negotiated selling price), sign the Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the reservation fee team on. This will secure the transaction and the property will be taken off the market. The Property being sold is using the Reservation fee process. Reservation fee is a new, innovative, and pioneering process for buying and selling property. It significantly reduces the risk of gazumping or double selling by offering security to both parties by gaining a commitment from both parties to buy and sell as agreed.

Offered with no upward chain, this much improved two - three-bedroom traditional semi-detached offers a unique design providing an extremely versatile and flexible layout. The property is set back from the road behind a front garden and a path leads to the porch which opens into the reception hall with stairs off and an additional door to the side whilst a door leads to the lounge which has a bay window to the front. The breakfast kitchen has some fitted units, a breakfast bar and is open into a sun lounge area with space for a table and chairs and a window and door to the garden. There is a downstairs shower room / WC as well as access to an office / additional bedroom to suit your family needs. On the first floor there are two bedrooms, the master is a double with a bay window to the front and a door leads to an ensuite bathroom with a shower enclosure over the bath whilst the second bedroom is also a double with a window to the rear and opens into the ensuite shower room with a window to the rear. Outside the rear garden has timber decking leading to the artificial grass with a stunning garden annex at the rear providing multiple uses and viewing is an absolute must of this double glazed and centrally heated home.





Property Specification

**BEING SOLD THROUGH COMMITTED BUYER
RESERVATION FEE APPLIES
MUCH IMPROVED SEMI DETACHED
TWO/THREE BEDROOMS
VERSATILE LAYOUT**

**Stunning Garden Annex
3.59m (11'9") x 2.48m (8'2")**

**Lounge
3.70m (12'2") max x 3.07m (10'1")**

**Kitchen
4.03m (13'3") x 2.74m (9')**

**Sun Lounge
2.67m (8'9") x 2.26m (7'5")**

**Office / Potential Bedroom
2.67m (8'9") x 2.32m (7'7")**

**Bedroom 1
3.79m (12'5") into bay x 3.35m (11')**

**En-suite
1.88m (6'2") x 1.63m (5'4")**

**Bedroom 2
3.41m (11'2") x 2.53m (8'4")**

**En-suite
1.71m (5'7") max x 1.62m (5'4")**

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: GAS ELECTRIC WATER DRAINAGE

Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

