

FOR SALE



Parkeston Crescent, Kingstanding

4 / 5 Bedrooms, Bathroom & Shower Room, Semi Detached Property

Offers In Region Of £280,000





Parkeston Crescent, Kingstanding

4 / 5 Bedrooms

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- CORNER SEMI DETACHED
- FOUR / FIVE BEDROOMS
- LOUNGE
- BEDROOM FIVE / RECEPTION ROOM
- EN SUITE

Martin & Co are pleased to offer this semi detached property situated on a corner plot which is ideally located for Schools, shops and transport links all nearby. This property is offered with no upward chain and is approached via a driveway for several vehicles. The hallway leads to the good sized lounge ideal to relax and entertain in. Another reception room that can be used as a bedroom with en-suite shower room off, a good sized fitted kitchen with a range of wall and base units and door to rear garden.

On the first floor is a landing with four good sized bedrooms off and family bathroom.

To the rear is a slabbed garden and additional side slabbed garden with gated access to the front.

NO UPWARD CHAIN





HALLWAY

LOUNGE 16' 1" x 10' 7" (4.9m x 3.23m)

RECEPTION ROOM / BEDROOM 15' 9" x 8' 1" (4.8m x 2.46m)

SHOWER ROOM 8' 0" x 5' 6" (2.44m x 1.68m)

FITTED KITCHEN 17' 0" x 11' 4" (5.18m x 3.45m)

LANDING

BEDROOM ONE 13' 7" x 11' 0" (4.14m x 3.35m)

BEDROOM TWO 14' 10" x 9' 4" (4.52m x 2.84m)

BEDROOM THREE 11' 6" x 8' 3" (3.51m x 2.51m)

BEDROOM FOUR 11' 4" x 7' 4" (3.45m x 2.24m)

BATHROOM 8' 4" x 7' 6" (2.54m x 2.29m)

REAR GARDEN

OFF ROAD PARKING

GENERAL INFORMATION COUNCIL TAX BAND - C

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floor 0



Floor 1

Approximate total area⁽¹⁾
1201.04 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.