

Property details approval form

16 Felstone Road, Birmingham, West Midlands, England, B44 9AB

Date: 17 August 2026

Property Ref and Version: GBR313104 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £270,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > Three Double Bedrooms
- > Extended
- > Breakfast Island Kitchen
- > Drive
- > Outbuilding
- > Double Glazed
- > Central Heating
- > Shower Room

○ Short Description

** THREE BEDROOM SEMI DETACHED FAMILY HOME ** EXTENDED TO THE REAR WITH BREAKFAST KITCHEN AND ISLAND ** SPACIOUS DRIVE ** INTEGRATED APPLIANCES ** LIVEABLE OUTBUILDING ** SHOWER ROOM ** THREE DOUBLE BEDROOMS ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZED **

○ Long Description

A Well Presented EXTENDED Three Bedroom Semi Detached Family Home an this well sought after Residential Area. This Family Home has been Extended at the Rear to provide a Large Breakfast Kitchen with an Island which gives so much Appeal. Externally we have a Large Driveway and to the Rear a Unique Outbuilding with Electricity currently used as Living Accommodation. The Property has so much Versatility we really do urge you to view to appreciate

○ Directions

○ Agents Note

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○ Room Description

Drive

Hallway

Lounge

14' 11" x 11' 11" (4.55m x 3.63m)

Island Breakfast Kitchen

19' 11" x 19' 11" (6.07m x 6.07m)

Bedroom One

16' 9" x 9' 9" (5.11m x 2.97m)

Bedroom Two

9' 8" x 9' 3" (2.95m x 2.82m)

Bedroom Three

11' 4" x 10' 2" (3.45m x 3.10m)

Family Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

Outbuilding

18' 5" x 8' 10" (5.61m x 2.69m)

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○ Property Images



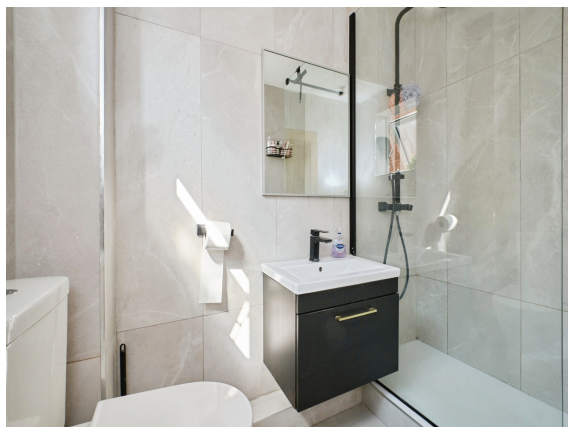
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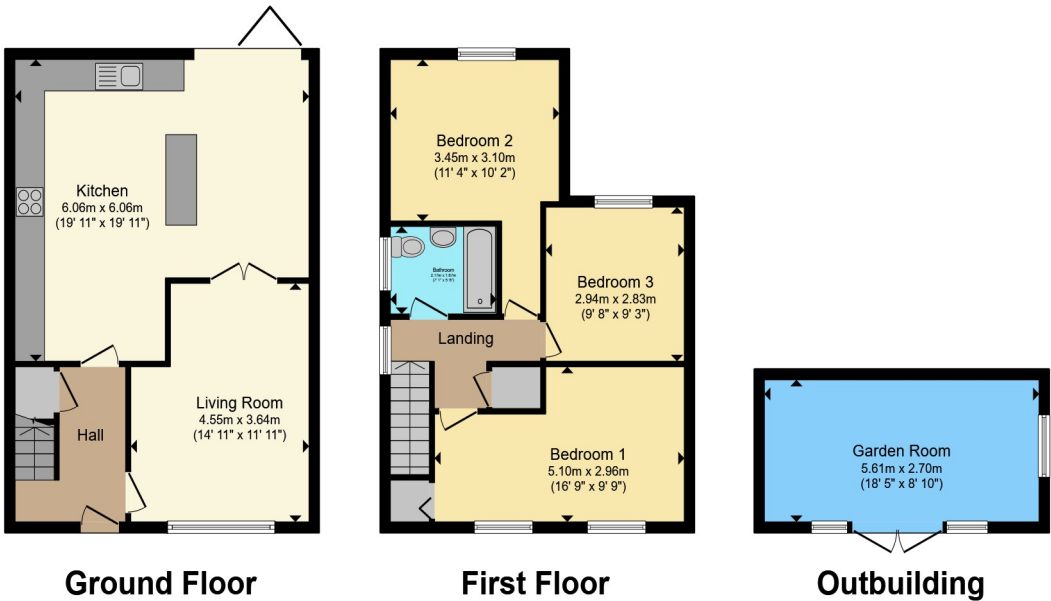
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Floor Plan



Total floor area 113.8 m² (1,225 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Approval

Signature		Date
Darren Moss		
Miss S. Osuji		