

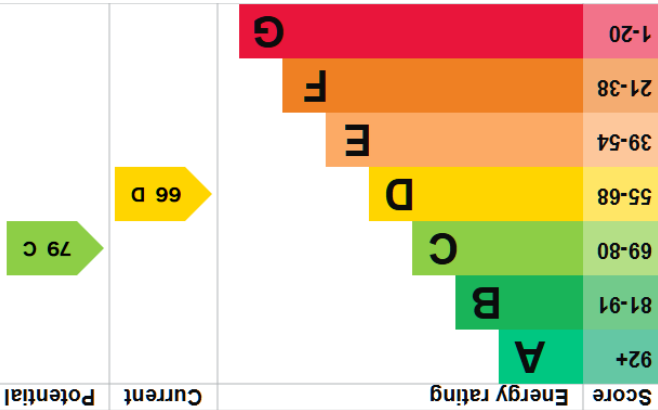
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE



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 Conveyer.



Great Barr | 0121 241 4441



- WELL PRESENTED FAMILY HOME
- LARGE CONSERVATORY
- LOFT ROOM WITH STAIRS
- LARGE MODERN BATHROOM
- GARDEN PERFECT FOR SUMMER

Fairford Road, Kingstanding, Birmingham, B44 8DJ

£280,000



## Property Description

Are you looking for a large family home with the benefit of being on a private/quiet estate? Then read on!

On the market now is this beautifully presented 3 bedroom semi. To the front you will find a home with great curb appeal and parking for several vehicles. Additionally you have side access to the rear garden along with a bike store. Past the front door is a welcoming entrance hallway leading in to the through lounge. This large space can be utilized as a living/dining space or even a home office and has stunning bay windows to the front allowing light in all day! Also off the hallway you will find the extended kitchen which has the optimum amount of storage and counter space for all your cooking needs. Conveniently, you also have a breakfast bar perfect for relaxed dining! Having access to both kitchen and lounge, you have this oversized conservatory fitted with a fan and heaters for all year round enjoyment. Upstairs you have 3 sizeable bedrooms and a large modern bathroom. Uniquely, the current owners have re-designed the floor plan to enable stairs directly in to the loft room which is fitted with velux window. Finally, my favorite part of this home, is the rear garden. Immediately you will find a block paved patio (a great position for a barbeque) with a path leading all the way to the end of the garden. Additionally, the owners have added a decking area which a great place to lounge and currently there is a spot filled perfectly by a hot tub making this a great space for the sun. At the bottom of the garden you have a workshop which can be altered and used to however suits best.

Ultimately, this home is a great end or start for families offering a lot of potential to alter to it to however you like whilst also offering a great amount of space and thoughtfulness throughout. If this seems of interest do not miss out and get a viewing booked now!

TO THE FRONT Having block paved driveway, side access to rear and recessed garage which has been shortened to become a bike store.

PORCH Having double glazed windows to front and front door into:-

HALLWAY Having laminate wood flooring, gas central heating radiator, ceiling light and double glazed window to side and front.

THROUGH LOUNGE 20' 10" x 11' 1" (6.35m x 3.38m) Carpeted and having double glazed bay window to front gas fireplace, gas central heating radiator, ceiling lights, double glazed sliding doors into:-

CONSERVATORY 17' 7" x 9' 6" (5.36m x 2.9m) With laminate flooring, double glazed windows to sides and rear, double doors to rear garden, wall lights and ceiling lights.

KITCHEN 17' 11" x 5' 9" (5.46m x 1.75m) Having tiled flooring, gas central heating radiator, double glazed windows to rear and side, space for oven, extractor fan, space for washing machine, mixer tap sink, fitted dishwasher, wall and base units, gas central heating boiler.

LANDING With double glazed window to side, ceiling lights, carpeted flooring and doors to:-

BATHROOM Having vinyl flooring, walk in shower, wash hand basin, WC, gas central heating radiator, ceiling lights and double glazed window to side.

HALLWAY With laminate flooring access to bedroom two and stairs to loft room.

BEDROOM TWO 10' 4" x 7' 7" (3.15m x 2.31m) Carpeted and having double glazed window to rear, ceiling lights and gas central heating radiator.

BEDROOM ONE 13' 2" x 9' 2" (4.01m x 2.79m) With double glazed bay window to front, gas central heating radiator, fitted wardrobes, carpeted flooring and ceiling lights.

BEDROOM THREE 7' 0" x 5' 11" (2.13m x 1.8m) Having laminate flooring, double glazed window to front, gas central heating radiator and ceiling lights.

LOFT ROOM 10' 6" x 11' 7" (3.2m x 3.53m) Having carpeted flooring, Velux window and ceiling lights.

REAR GARDEN Having block paved patio, side access to front, decking area leading to lawn with rear garage/bike shed 15'10" x 4'2".

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Three - Good outdoor and in home  
EE, O2, Vodafone - Good outdoor and variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

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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