



Streatham Grove, Kingstanding
Birmingham, B44 0UD

Offers Over £150,000

Kingstanding

Offers Over £150,000



This Property is Being sold by
Paul Carr Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a 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 Paul Carr Team.

Offered with no upward chain, this three bedroom terraced family home is ideal for First Time Buyers and is located in this popular cul de sac, close to the shops and cafes at the circle. Set behind a front garden, the property is accessed via a porch which is open into the entrance hall with stairs and a door leads to the lounge with a window to the front and a useful understairs storage cupboard. The kitchen has some fitted units, spaces for a cooker, washing machine and fridge, window and door to the rear whilst a further door leads to the lobby which has a storage cupboard off and a door to the shower room which has a good size shower cubicle, part wall tiling and a window to the rear. On the first floor there are three bedrooms, the master is a double with a window to the front and an over stairs storage cupboard, the second bedroom is also a double with a window to the rear whilst the third bedroom is an excellent size with a window to the rear. Outside the rear garden has a patio area leading to the lawn with a path to a large concrete section at the bottom of the garden, there is a shared side entry, and this double glazed and centrally heated home must be viewed.



Property Specification

Secure Sale: Offers In Excess of £150,000
Being Sold by Paul Carr Secure Sale (BUY IT NOW Option
Available) - Reservation Fee Applies

THREE BEDROOM

TERRACED

DOWN STAIRS SHOWER ROOM



Lounge
4.26m (14') x 3.66m (12') max

Kitchen
2.85m (9'4") x 2.83m (9'4")

Shower Room
1.93m (6'4") x 1.67m (5'6")

Bedroom 1
5.28m (17'4") max x 3.28m (10'9")

Bedroom 2
3.91m (12'10") x 2.78m (9'1")

Bedroom 3
2.95m (9'8") x 2.43m (8')

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

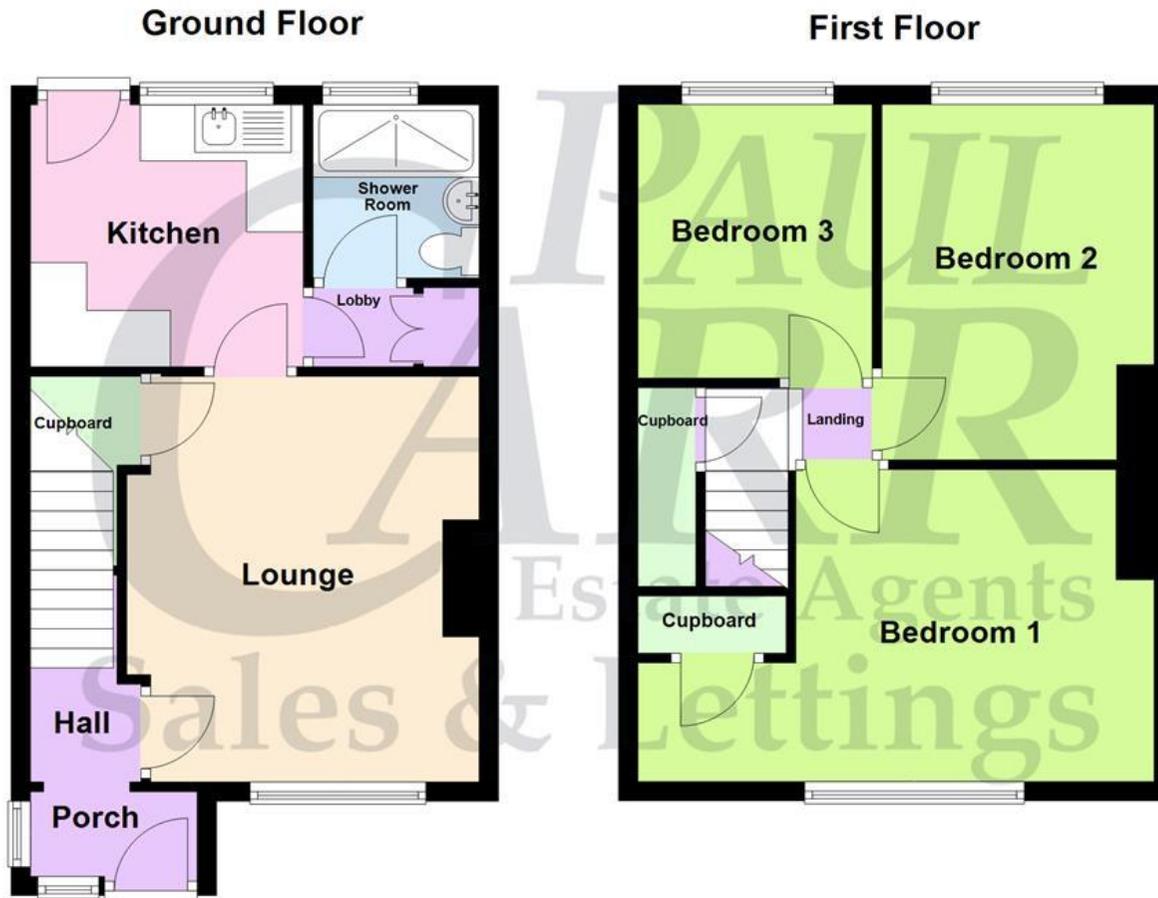
Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

