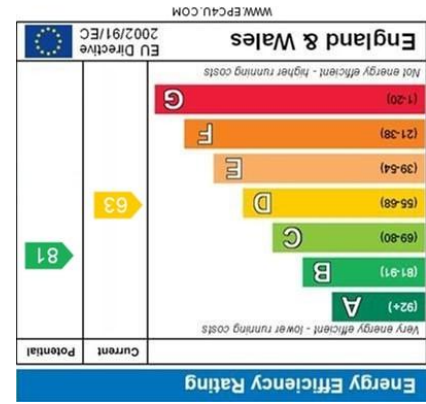


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 MID TERRACE FAMILY HOME
- THREE BEDROOMS
- SINGLE STOREY EXTENSION
- GOOD SIZED KITCHEN DINER
- NO CHAIN
- PRIME LOCATION

Twickenham Road, Kingstanding, Birmingham, B44 0NS

Offers Over £200,000



## Property Description

\*\*\* DRAFT DETAILS - A WAITING VENDOR APPROVAL \*\*\*

Welcoming this well presented three bedroom extended mid terrace family home covering a generous 902 square feet. On the ground floor, an inviting living space welcomes you, leading seamlessly into a well-appointed extended kitchen diner. The first floor features the private living quarters, housing three commodious bedrooms, along with a bathroom fitted with a comfortable bath for a relaxing retreat. With a total of 3 bedrooms and 1 bathroom, this property enhances modern lifestyles, making it an ideal choice for families or investors seeking a lucrative addition to their portfolio. Explore the potential this property has to offer and make it your own.

PORCH Ceiling light point.

OPEN PLAN LIVING ROOM 13' 11" x 13' 7" (4.24m x 4.14m) Bay window to front, radiator, ceiling light point and stairs to first floor.

KITCHEN DINER 14' 3" x 20' 10" (4.34m x 6.35m) Wall and base units, window to rear, door to rear, spotlights, pantry, space for oven, space for fridge/freezer.

FIRST FLOOR LANDING Ceiling light point, loft access which is insulated, two storage cupboards, one housing boiler.

BEDROOM ONE 9' 5" x 13' 2" (2.87m x 4.01m) Ceiling light point, window to rear, radiator.

BEDROOM TWO 9' 6" x 12' 10" (2.9m x 3.91m) Ceiling light point, window to front and radiator.

BEDROOM THREE 7' 6" x 11' 5" (2.29m x 3.48m) Window to rear, ceiling light point, radiator.

BATHROOM 6' 7" x 6' 7" (2.01m x 2.01m) Ceiling light point, bath, tiled, sink, toilet, radiator, window to rear.

REAR GARDEN Paved area, steps to grassed area, shed.

Council Tax Band A - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :

Mobile coverage - limited voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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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WANT TO SELL YOUR OWN PROPERTY?

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