

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



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.

Energy Efficiency Rating	
Current	Potential
59	85
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-40)	
Not energy efficient - higher running costs	

Great Barr | 0121 241 4441



- EXTENDED SEMI-DETACHED FAMILY HOME
- HALLWAY
- SPACIOUS THROUGH LOUNGE
- DINING AREA
- THROUGH LOUNGE
- EXTENDED KITCHEN

Kingstanding Road, Great Barr, B44 8AX

Offers Over £220,000





## Property Description

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

This charming 747 square-foot, two-story residence is an excellent choice for families or individuals in need of ample living space. Strategically laid out, this home boasts a warm and cozy kitchen, alongside a comfortable through lounge graced with a fireplace, promising cozy evenings. Ascend to the first floor, and you'll find four generously spaced bedrooms rooms offering versatile options for bedrooms or even a personalized home office. A well-appointed bathroom with a shower completes the layout, providing all the necessary amenities. The property shrewdly employs its square footage to foster a convenient and comfortable living environment. Each space within this home provides a unique potential for customization depending on personal preference and lifestyle needs. This listing won't last long given its thoughtful design and attractive layout

PORCH Light and door into:-

HALLWAY Ceiling light point, stairs, radiator and understairs storage.

INNER HALLWAY With cupboard housing boiler, ceiling light point and opening through to:-

THROUGH LOUNGE 25' 0" x 10' 4" (7.62m x 3.15m) Two ceiling light points, bay window to rear, bay window to front, door to rear garden, three radiators.

KITCHEN 11' 8" x 9' 4" (3.56m x 2.84m) Wall and base units, tiled, ceiling light point, spotlights, window to side, gas oven, hob, extractor, sink, window to rear and door to rear garden.

FIRST FLOOR

BEDROOM ONE 12' 6" x 10' 8" (3.81m x 3.25m) Ceiling light point, radiator and bay window to rear.

BEDROOM TWO 12' 2" x 8' 8" (3.71m x 2.64m) Built in wardrobes, ceiling light point, radiator and bay window to front.

BEDROOM THREE 6' 4" x 6' 0" (1.93m x 1.83m) Ceiling light point, radiator and window to rear.

BATHROOM 6' 0" x 5' 8" (1.83m x 1.73m) Window to rear, ceiling light point, shower, WC, sink with vanity unit, towel radiator, tiled splash backs.

LOFT Insulated,

REAR GARDEN Paved patio, steps leading to lawn, coal shed, shed to rear, access road to rear and gate.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property . Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, limited for EE, O2, Vodafone Broadband coverage - Broadband Type = Standard Highest available download speed 5Mbps. Highest available upload speed 0.6Mbps. Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps. Networks in your area - Virgin Media, Openreach

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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