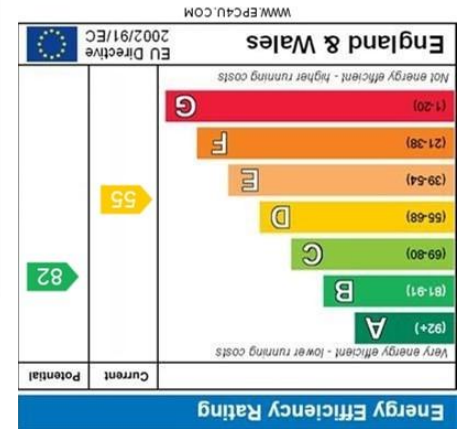


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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.



Boldmere | 0121 321 3991



- THREE BEDROOM TRADITIONAL SEMI DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR MULTIPLE VEHICLES

Kineton Road, Sutton Coldfield, B73 5DN

£475,000



## Property Description

This beautifully presented three bedroom traditional style semi-detached family home occupies this popular residential location close to amenities including the shops, bars and restaurants with public transport on hand and excellent local schools in the vicinity.

The accommodation which has undergone many cosmetic improvement to a high specification throughout and briefly comprises:- Entrance porch, welcoming reception hall, two reception rooms, superb fitted kitchen, guest w/c, three good sized bedrooms and family bathroom. Outside to the front the property is set back behind a driveway giving access to the garage and to the rear is a good sized well maintained rear garden.

INTERNAL VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED

PORCH Providing access to:-

ENTRANCE HALL Providing access to downstairs living area and stairs leading off.

DINING ROOM 11' 11" x 12' 3" (3.63m x 3.73m) Herringbone flooring, double glazed window to front, radiator, ceiling light and power points.

LIVING ROOM 16' 2" x 12' 11" (4.93m x 3.94m) Carpeted, double glazed bay window to rear, double glazed French door to rear garden, radiator, ceiling light and power points.

KITCHEN 11' 11" x 11' 1" (3.63m x 3.38m) Having double glazed double French doors to rear garden, a range of wall and base units, cooker, gas hob, fridge, freezer, radiator, ceiling light and power points.

WC Double glazed window to side, low level w/c, wash basin, radiator and ceiling light.

FIRST FLOOR LANDING Providing access to all three bedrooms and bathroom.

BEDROOM ONE 16' 5" x 13' 4" (1.85m x 1.22m) Carpeted, double glazed bay window rear, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 11' 10" x 11' 6" (3.61m x 3.51m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BEDROOM THREE 12' 6" x 8' 2" (3.81m x 2.49m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BATHROOM 8' 9" x 8' 2" (2.67m x 2.49m) Tiled flooring, double glazed window to rear, walk-in shower, bath, low level w/c, heated towel rail, wash basin and ceiling light.

GARAGE 16' 4" x 8' 1" (4.98m x 2.46m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5Mbps. Highest available upload speed 0.7Mbps

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps

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

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

WANT TO SELL YOUR OWN PROPERTY?

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