

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



- BEAUTIFULLY PRESENTED HOME
- THREE DOUBLE BEDROOMS
- LARGE MASTER BEDROOM WITH EN-SUITE
- SPACIOUS FAMILY BATHROOM
- OFF ROAD PARKING

Colindale Road, Kingstanding,
Birmingham, B44 0RH

£250,000



Property Description

OUTSIDE FRONT Block paved drive, dropped kerb, shrubs and wooden panels surround, door leading to:-

ENTRANCE HALL Gas central heating radiator, laminate wood flooring, door leading to:-

LOUNGE/DINER LOUNGE AREA 11' 8" x 13' 10" (3.56m x 4.22m) DINING AREA 15' 0" x 9' 1" (4.57m x 2.77m) Gas central heating radiator, feature gas fireplace with surround, laminate wood flooring, double glazed window to front, ceiling light, door leading to under stair storage, open through to dining area, double door leading to:-

KITCHEN 13' 1" x 10' 7" (3.99m x 3.23m) Tiled flooring, kitchen island, integrated fridge freezer, integrated oven, integrated hob with extractor fan, space for washing machine, sink unit with mixer tap, ceiling lights, wall and base units with complimentary work top, double glazed windows to rear, gas central heating, double glazed door to rear garden patio.

FIRST FLOOR

LANDING Carpeted flooring, decorative panelling, ceiling lights, door leading to:-

BATHROOM Fully tiled, ceiling lights, gas central heating, double glazed window to garden, toilet unit, sink unit, bath tub, walk in shower.

BEDROOM THREE 10' 10" x 8' 8" (3.3m x 2.64m) Laminate wood flooring, ceiling lights, gas central heating, double glazed window to front, built in wardrobe.

BEDROOM TWO 9' 6" x 12' 7" (2.9m x 3.84m) Carpeted flooring, ceiling lights, gas central heating, double glazed window to rear.

BEDROOM ONE 10' 10" x 17' 6" (3.3m x 5.33m) Carpeted flooring, ceiling lights, gas central heating, double glazed window to front and rear, double doors leading:-

ENSUITE Wash hand basin, toilet, fixed corner bath tub, double glazed window to rear.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for O2, Vodafone, limited for EE, Three
Broadband coverage - Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5Mbps.
Broadband Type = Superfast Highest available download speed 72Mbps. 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.

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