

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- Well Presented Throughout
- Spacious Lounge
- Kitchen/Diner
- Three Good Sized Bedrooms
- Double Glazing & Gas Central Heating (where specified)
- Well Maintained Rear Garden



Edmonton Avenue, Kingstanding, B44 0XE

Offers in excess of  
 £195,000

## Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

This WELL PRESENTED PROPERTY is ideally situated in a popular residential area having fantastic access to local amenities, good school catchment with excellent transport/commuter links to J7 M6 and Birmingham City Centre. In brief the ground floor accommodation comprises of reception hall, lounge, kitchen/diner, store and guest cloakroom. Whilst to the first floor there are three good sized bedrooms and bathroom. Outside there is a well maintained rear garden with ample off-road parking to the front. VIEWING HIGHLY RECOMMENDED. Call Green & Company to arrange your viewing!

COUNCIL TAX BAND B Birmingham City Council

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.

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Please note that all measurements are approximate.

