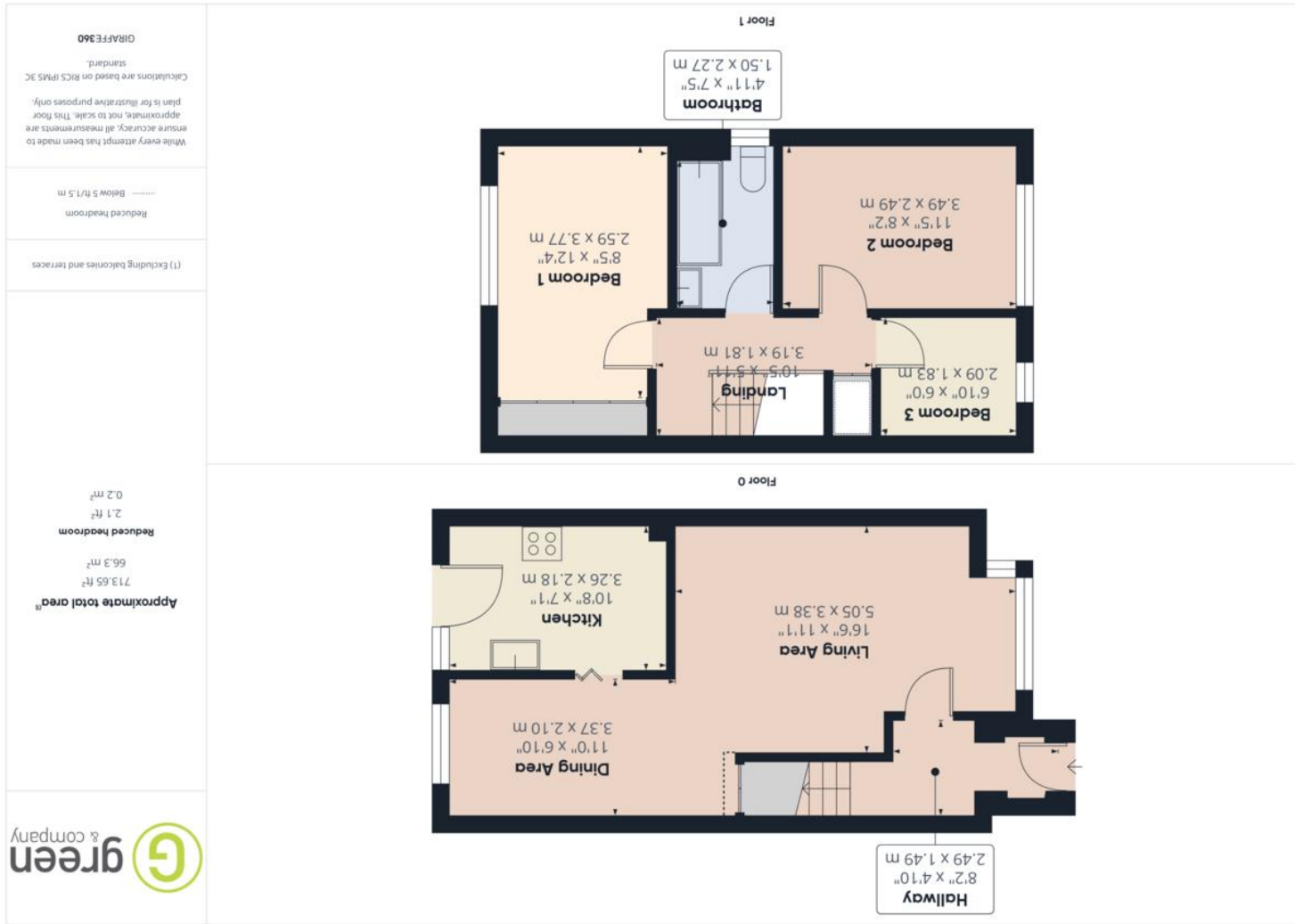


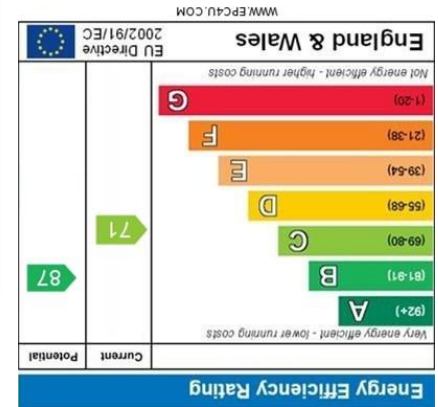
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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

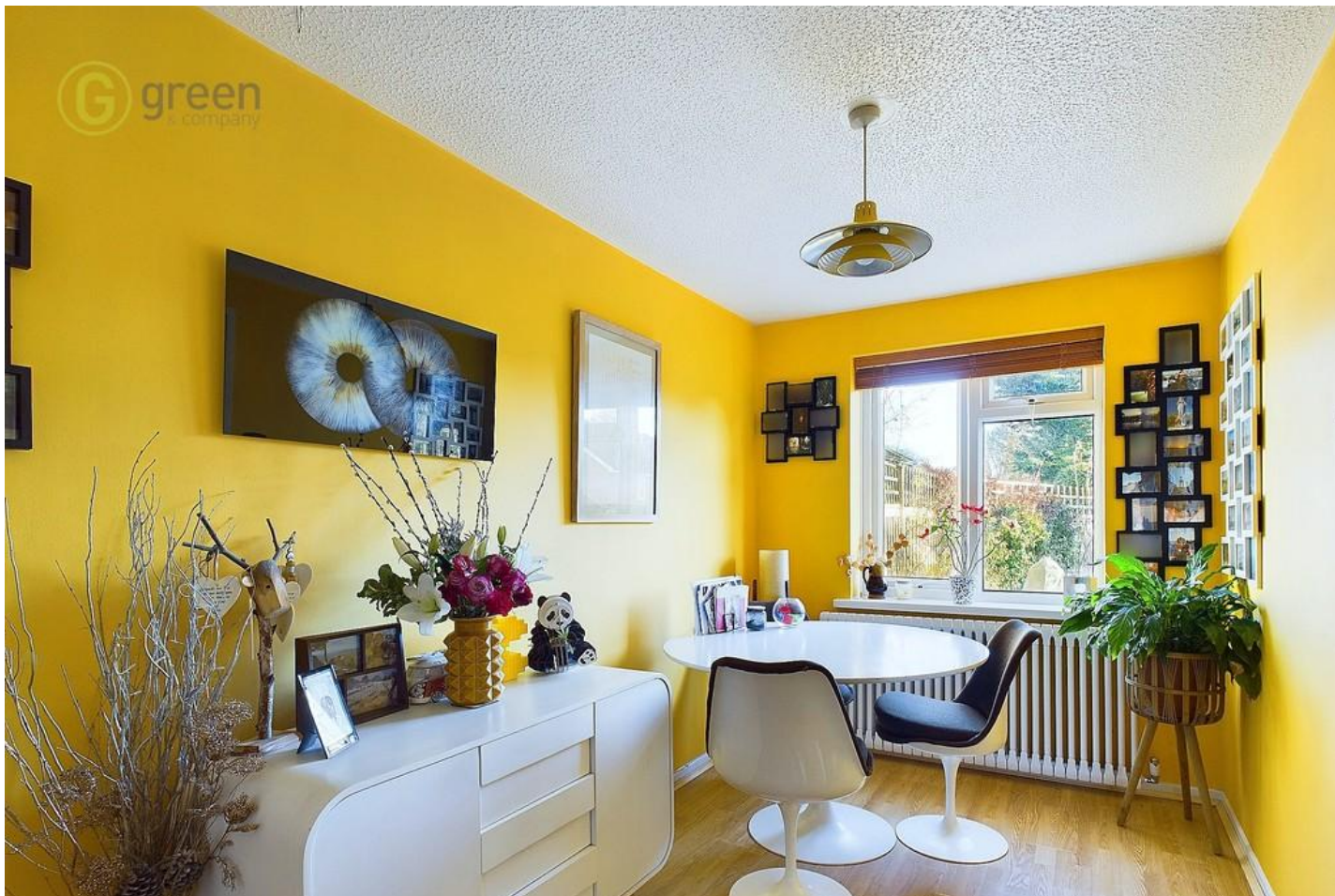


- THREE BED END TERRACE HOME
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- SPACIOUS GARDEN
- GREAT TRANSPORT LINKS



Kirkwood Avenue, Erdington, Birmingham, B23 5QF

Offers in excess of
 £250,000



Property Description

Welcome to this fantastic three bedroom end terrace home offering a modern, yet comfortable lifestyle. The property features a spacious open plan living and dining area situated on the ground floor, accompanied by a fully equipped kitchen presenting a range of wall and base units for a tailored cooking experience. The upper floor houses a bathroom, fitted with a full bath with an overhead shower, two spacious bedrooms, one of which is fitted with wardrobes providing extra storage space. The versatile third bedroom can be personalized for any need, whether it is an additional bedroom, office, or hobby room. Conveniently located, the property is near PureGym Sutton Coldfield and Chester Road Train Station, encouraging an active lifestyle and easy commutes. This property holds immense appeal for those looking to live in a space that perfectly encapsulates functionality and style.

Please give us a call now to book in your viewing on this wonderful home!

LIVING ROOM 16' 6" x 11' 1" (5.03m x 3.38m) Double glazed bay window to front, radiator, ceiling light and power points.

DINING AREA 11' x 6' 10" (3.35m x 2.08m) Double glazed window to rear, radiator, ceiling light and power points.

KITCHEN 10' 8" x 7' 1" (3.25m x 2.16m) Having a range of wall and base units, cooker, gas hob, double glazed French door to rear, ceiling light and power points.

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

BEDROOM ONE 8' 5" x 12' 4" (2.57m x 3.76m) Carpeted, double glazed window to rear, fitted wardrobes, radiator ceiling light and power points.

BEDROOM TWO 11' 5" x 8' 2" (3.48m x 2.49m) Double glazed window to front, radiator, ceiling light and power points.

BEDROOM THREE 6' 10" x 6' (2.08m x 1.83m) Double glazed window to front, carpeted, radiator, ceiling light and power points.

BATHROOM 4' 11" x 7' 5" (1.5m x 2.26m) Double glazed window to side, bath with overhead shower, low level wc, heated towel rail, wash basin and ceiling light.

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

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

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?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

