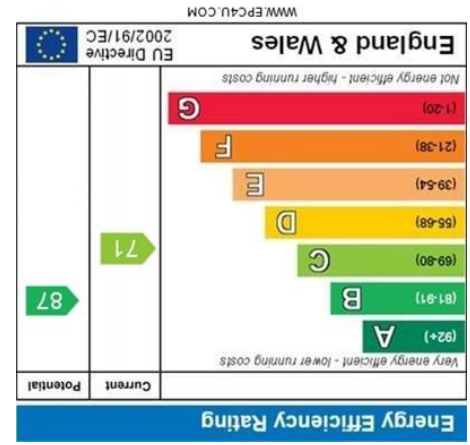


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991



- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING
- LOUNGE/DINER
- FITTED KITCHEN
- TWO WELL PROPORTIONED BEDROOMS

Kirkwood Avenue, Erdington, Birmingham, B23 5QY

£235,000



Property Description

Green & Company are delighted to bring to market this well presented, semi-detached home, occupying this popular cul-de-sac location on the Boldmere border, situated close to local amenities including local schools and shops, public transport on hand within easy reach of Chester Road train station and transport links providing access into both Birmingham City Centre and motorway connections.

The spacious accommodation briefly comprises:- Entrance hallway, attractive lounge/diner, versatile garden room/sitting room, comprehensively fitted kitchen, landing, two double bedrooms and shower room. Outside the property is set back behind a neat fore garden and driveway and to the rear is a well maintained enclosed rear garden. INTERNAL VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED!

Access is via a lawned fore-garden including a driveway offering parking spaces, and front door leading to:

ENTRANCE HALL With door leading to:

LOUNGE/DINER 17' 2" max 14' 6" min x 11' 8" max (5.23m x 3.56m) Having double glazed bay window to front elevation, central heating radiator, stairs to first floor landing and door leading to kitchen. The main focal point of the room being a feature fire place with matching hearth and surround with fitted fire.

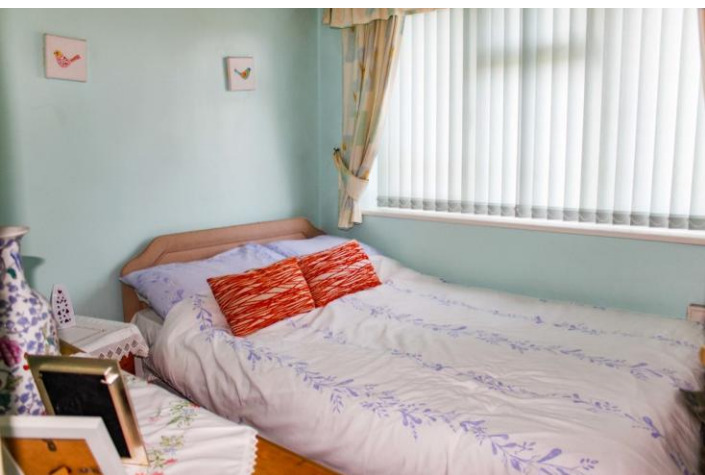
KITCHEN 11' 8" x 8' 5" (3.56m x 2.57m) A modern, thoughtfully fitted kitchen with a range of high gloss wall, drawer and base level units with contrasting work surface over, space for a freestanding cooker with extractor hood over, integrated fridge freezer, space and plumbing for a washing machine, stainless steel sink with drainer and mixer taps over, complementary splash back tiling, tiled flooring, double glazed window to rear and door leading to:

GARDEN/SITTING ROOM 8' 5" min x 15' 7" max to recess 15' 3" (2.57m x 4.75m) A very generous and versatile extra reception room with double glazed window to rear and sides, double glazed double opening doors to garden, recess offering utility space with space for dryer, base and larder unit, work surface and double glazed door to front, tiled flooring, and central heating radiator

FIRST FLOOR LANDING Having loft access and doors off to:

BEDROOM ONE 9' 10" min to wardrobe front 11' 10" max x 8' 8" (3m x 2.64m) An impressive double bedroom fitted with a range of stylish furniture to include, wardrobes, overhead bridging unit with bed side cabinets, and display shelves, central heated radiator, and double glazed window to rear elevation.

BEDROOM TWO 8' 5" min 11' 10" max into recess x 7' 7" (2.57m x 2.31m) Having double glazed window to fore radiator, door into storage cupboard housing wall mounted gas central heating boiler



SHOWER ROOM Having a large self contained shower cubicle with fitted shower, wash hand basin set into a vanity unit, close coupled WC, double glazed opaque window, chrome ladder style radiator/towel rail, elegant tiling to walls and floor

REAR GARDEN A beautifully manicured rear garden with paved patio areas and shaped lawn plus, planted borders, outside electric point and water, side area with garden shed and gate to front, garden furniture and water feature

Council Tax Band B - Birmingham

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

Mobile coverage - voice and data available for EE, three, O2 and Three.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

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

