

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

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Total area: approx. 125.3 sq metres (1348.7 sq feet)  
Plan provided using Planit



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 Conveyancer.

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

Great Barr | 0121 241 4441



- SOUGHT AFTER LOCATION
- THREE BEDROOM DETACHED
- DOUBLE GARAGE
- LOFT SPACE
- DUAL ASPECT LOUNGE DINER
- SIDE STORAGE/UTILITY

Kingstanding Road, Kingstanding, Birmingham, B44 9RJ

£340,000



## Property Description

What a fantastic opportunity to acquire this three bedroom detached home offering wonderful potential on top of the already spacious home. Benefitting from a well presented dual aspect lounge dining room with bay window to front and French doors onto garden, this allows natural light in from front and rear, kitchen with useful side storage suitable to be used as a utility, bedrooms one and two offering wardrobes, spacious bathroom and loft room which is boarded and has window for added space. The garden is a tranquil space giving you change to relax and enjoy the outdoors and to top off this wonderful home there is a double garage and multiple car driveway. Situated 0.1 mile from local amenities. Do not miss out on this home it wont be around long. Call Green and Company to arrange your viewing.

Driveway for multiple vehicles and double garage, front lawn with dwarf wall entering porchway.

**HALL** With laminate flooring, radiator, window to side, stairs to first floor and doors to kitchen and lounge.

**LOUNGE DINING ROOM** 28' 6" x 11' (8.69m x 3.35m) This is a spacious well presented dual aspect room offering bay window to front with blind, laminate flooring, French doors to garden, radiator and two feature light fittings.

**KITCHEN** 10' 10" x 6' 8" (3.3m x 2.03m) Offering wall and base units, stainless sink, window to rear, gas hob, integrated oven, tiled splashback, laminate flooring and door to side.

**SIDE STORAGE** 28' x 2' 10" (8.53m x 0.86m) Benefitting from door to front, door to rear and can be used as utility or storage.

**FIRST FLOOR LANDING** With window and doors to bedrooms and bathroom.

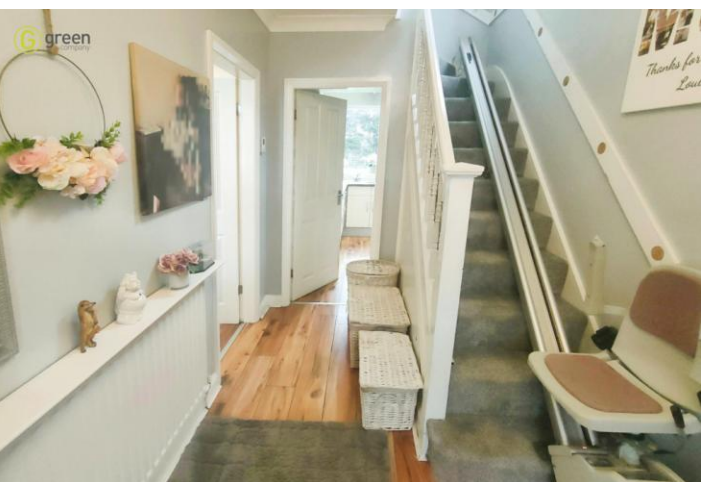
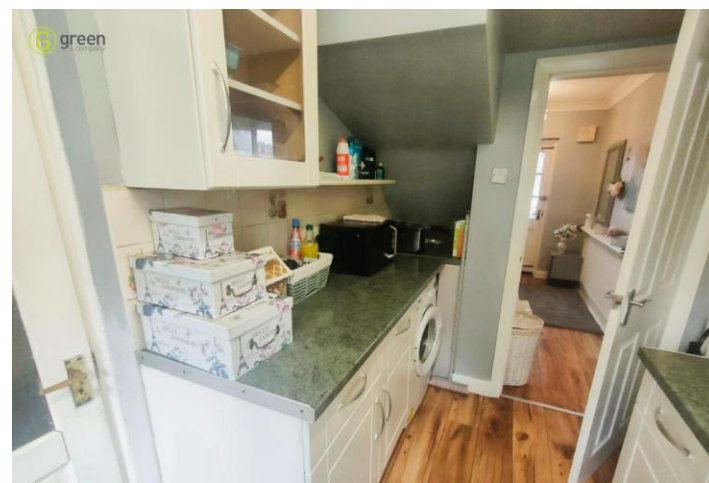
**BEDROOM ONE** 14' x 11' (4.27m x 3.35m) With bay window to front, radiator and wardrobe.

**BEDROOM TWO** 13' 10" x 9' 2" to wardrobe (4.22m x 2.79m) With bay window to rear, wardrobe, radiator and boiler (recently refitted).

**BEDROOM THREE** 7' 1" x 6' 7" (2.16m x 2.01m) With window to front and radiator.

**BATHROOM** With three piece suite, window to rear and side, shower cubicle with electric shower, vinyl flooring, three way spotlight.

**LOFT ROOM** (Unmeasured) With ladders and window.



**DOUBLE GARAGE** 20' 3" x 17' 8" (6.17m x 5.38m) With up and over garage door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**REAR GARDEN** Offers peaceful surroundings with fenced boundaries, patio area, lawn and selection of trees and shrubs.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone.

Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.5Mbps.

Broadband Type = Superfast Highest available download speed 44 Mbps. Highest available upload speed 10Mbps.

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

Networks in your area - 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.

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