



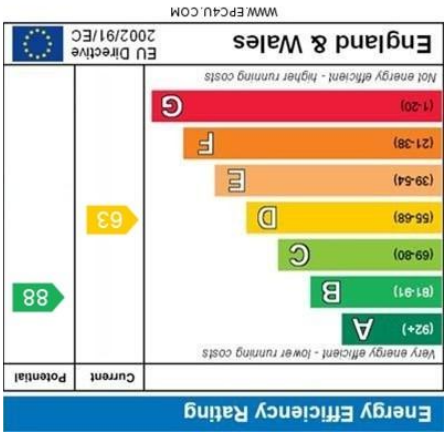
LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.



Great Barr | 0121 241 4441

green & company



- WELL PRESENTED SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- THREE BEDROOMS
- BATHROOM
- ATTRACTIVE REAR GARDEN

College Road, Kingstanding, Birmingham, B44 0AR

£250,000



Property Description

For sale is an eclectic property spanning 110 square meters. The property is a cozy 2-storey dwelling, designed for comfort and functionality. The ground floor comprises a welcoming living room featuring a warming fireplace, a dining room for memorable family meals, and a kitchen equipped with an oven. The first floor introduces a spacious bathroom fitted with a bath, two well-lit bedrooms, an additional room, perfect for work-from-home scenarios. There is a good size garage/multi-functional room to the rear. This versatile property seamlessly blends practical living with ample storage and workspace.

The property is approached via a tarmac multi vehicle driveway leading to:-

ENCLOSED DOUBLE GLAZED PORCH With double glazed leaded windows and door, wall light point and front entrance door to:-

RECEPTION HALL Having stairs off to first floor, obscure double glazed window to side, laminate flooring, half door to useful storage cupboard under stairs, door to cloaks cupboard and doors off to front reception room, rear reception room and kitchen.

FRONT RECEPTION ROOM 9' 10" x 12' 10" (3m x 3.91m) Having walk in double glazed leaded bay window to front, central heating radiator, laminate flooring, decorative coving to ceiling, ceiling light point and open archway through to:-

REAR RECEPTION ROOM 9' 9" x 13' 9" (2.97m x 4.19m) Having double glazed leaded windows to rear incorporating double glazed leaded French patio doors to rear garden, laminate flooring, feature fireplace, decorative coving to ceiling, ceiling light point and central heating radiator.

KITCHEN 5' 7" x 10' 11" (1.7m x 3.33m) Having a range of base, wall and drawer units with work surfaces over, stainless steel sink unit with mixer tap and drainer to side, tiled splashbacks, double glazed leaded window to rear, double glazed leaded window to lean to, space and plumbing for washing machine, integrated cooker with four ring electric hob and extractor/light chimney above, space and point for upright fridge freezer and double glazed door leading to:-

LEAN TO 2' 7" x 15' 7" (0.79m x 4.75m) Having front entrance door to front, door to rear, concrete flooring, obscure double glazed leaded window to kitchen, half door to useful store cupboard and ceiling light point.

FIRST FLOOR Approached via return staircase to landing having obscure double glazed leaded window to side, coving to ceiling, ceiling light point, doors to bedrooms and bathroom.

BEDROOM ONE 9' 11" x 13' 10" (3.02m x 4.22m) Having double glazed leaded half bay window to rear, central heating radiator, laminate flooring and ceiling light point.

BEDROOM TWO 9' 8" x 13' 5" (2.95m x 4.09m) Having walk in double glazed leaded bay window to front, central heating radiator and ceiling light point.

BEDROOM THREE 5' 7" x 7' 2" (1.7m x 2.18m) Having double glazed leaded window to front, central heating radiator, ceiling light point and laminate flooring.

BATHROOM Having a white suite comprising; low flush WC, pedestal wash hand basin, panel bath with fitted shower over, obscure double glazed leaded window to rear, tiled splash backs, access to roof space, additional obscure double glazed leaded window to side, central heating radiator and folding door to built in cupboard housing wall mounted gas central heating boiler.

ATTRACTIVE REAR GARDEN Having paved patio area with steps down to paved pathway leading rear garage, lawn to side and fenced boundaries.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, Vodafone, limited for EE, O2
Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6Mbps.
Broadband Type = Superfast Highest available download speed 89Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

Networks in your area:- Openreach, Virgin Media

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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