



Great Barr | 0121 241 4441



- WELL PRESENTED SEMI-DETACHED
- HALLWAY
- EXTENDED THROUGH LOUNGE
- EXTENDED KITCHEN
- DOWNSTAIRS SHOWER ROOM
- THREE BEDROOMS



Kinross Crescent, Great Barr, Birmingham, B43 7PU | Offers Over £275,000



Property Description

This 2-story property offers abundant living space. The home is smartly laid out with a total of 3 bedrooms, a bathroom and downstairs shower room and an extended Lounge and Kitchen. The ground floor encompasses a well-equipped extended kitchen, a comfortable shower room fitted with a shower, and a generous extended lounge featuring a charming fireplace to provide a warm and inviting atmosphere. As you ascend to the first floor, you will find a refitted bathroom and a separate WC for added convenience, along with 3 bright and airy bedrooms. This property presents a perfect blend of functionality and comfort to cater to diverse lifestyle needs.

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

ENCLOSED PORCH Having double glazed sliding door, double glazed windows to hall and front entrance door to:-

RECEPTION HALL Having stairs off to first floor, central heating radiator, laminate flooring, half door to useful storage cupboard under stairs and door off to cloaks cupboard and double doors off to through lounge.

THROUGH LOUNGE 9' 10" x 7' 1" (3m x 2.16m) **INCLUDING DINING AREA** 9' 10" x 7' 1" (3m x 2.16m) Having feature fireplace with fitted gas fire, laminate flooring, central heating radiator, three ceiling light points, double glazed sliding patio door to rear, serving hatch and door through to kitchen.

EXTENDED KITCHEN 6' 11" x 19' 1" (2.11m x 5.82m) Having a range of base, wall and drawer units with work surfaces over, stainless steel sink unit with mixer tap and drainer to side, double glazed window to rear, tiled splash backs, space and point for fridge, space and point for freezer, space and plumbing for slimline dishwasher, space and plumbing for washing machine, space and point for dryer, space and point for slot in cooker, tiled flooring, door to side, two ceiling light points, central heating radiator and door to:-

DOWNSTAIRS SHOWER ROOM Having a white suite comprising; low flush WC set into vanity unit, wash hand basin set into vanity unit, cupboard housing wall mounted gas central heating boiler, walk in double shower cubicle with fitted shower and tiled splash backs, chrome vertical heated towel rail, central heating radiator and ceiling spotlighting.

FIRST FLOOR Approached via return staircase leading to:-

LANDING Having access to loft space, ceiling light point and doors off to three bedrooms, bathroom, WC and storage cupboard.

BEDROOM ONE 10' 11" x 10' 0" (3.33m x 3.05m) Having double glazed window to rear, central heating radiator, a range of built in wardrobes and ceiling light point.

BEDROOM TWO 9' 0" x 11' 8" (2.74m x 3.56m) Having double glazed window to front, central heating radiator, half door to storage cupboard over stairs and ceiling light point.

BEDROOM THREE 6' 11" x 8' 8" (2.11m x 2.64m) Having double glazed window to front, half door to useful storage cupboard over stairs and ceiling light point.

REFITTED BATHROOM Having panel bath, wash hand basin set into vanity unit, corner shower cubicle with fitted shower and tiled splash backs, obscure double glazed window to rear, central heating radiator and ceiling light point.

WC Having obscure double glazed window to side, low flush WC and ceiling light point.

OUTSIDE

REAR GARDEN Having paved patio area with lawn adjoining, fenced boundaries, tradesman

side entrance and cold water tap.

Council Tax Band C Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, Three, O2, limited for Vodafone and data likely available for EE, Three, limited for O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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.

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

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