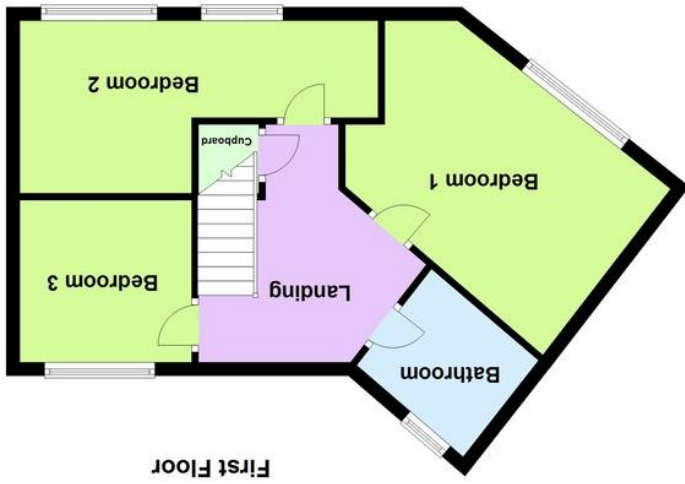
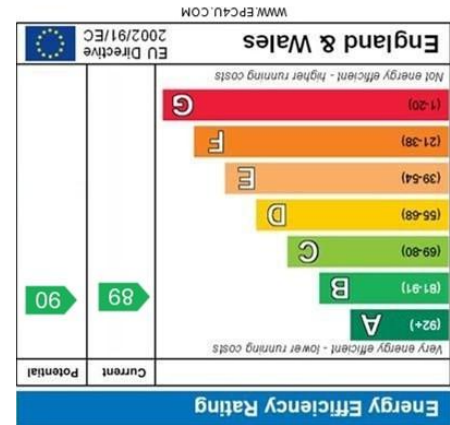


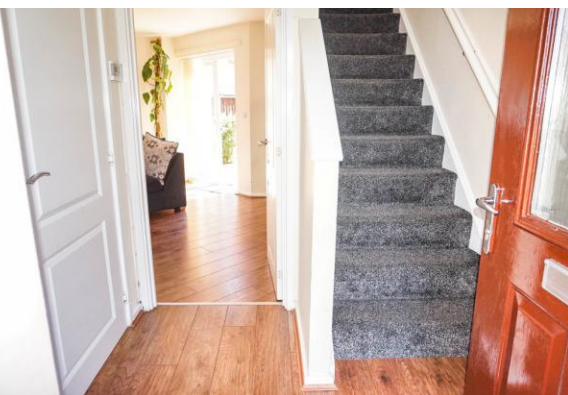
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Boldmere | 0121 321 3991



- UNIQUE THREE BEDROOM SEMI DETACHED
- SPACIOUS LOUNGE AND SEPERATE KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- CLOSE PROXIMITY TO WITTON LAKES PARK

Kittiwake Drive, Erdington, Birmingham, B23 5FR

£255,000



Property Description

Green and Co are pleased to bring to the market this unique three bedroom semi detached house for sale. The property is located within close proximity to Witton Lakes Park and further benefits by having local shops, supermarkets and amenities all close by. The property is built in 2018 and solar panels were installed during the build process. In brief the property comprises entrance hall, lounge, kitchen/dining room, downstairs wc, first floor landing, three bedrooms and a family bathroom. To the front of the property there is front garden and driveway and to the rear is an enclosed garden.

ENTRANCE HALL Wood effect flooring, ceiling light, central heating radiator, power points and downstairs wc.

LOUNGE 20' 8" max x 14' 10" max (6.3m x 4.52m) Wood effect flooring, two ceiling lights, central heating radiator, double glazed bay window to front, double glazed patio doors to rear garden, under stairs cupboard, power points.

KITCHEN/DINING ROOM 16' 8" x 8' 11" (5.08m x 2.72m) Having vinyl flooring, ceiling light, range of wall and base units, double glazed windows to front and rear, stainless steel sink and drainer, space for washing machine, space for oven and hob, space for fridge/freezer, power points and central heating radiator.

DOWNSTAIRS WC Laminate flooring, ceiling light, low level wc, hand wash basin, central heating radiator, double glazed window to front.

FIRST FLOOR LANDING Wood effect flooring, ceiling light, power points, loft access and storage cupboard.

BEDROOM ONE 16' max x 10' 3" max (4.88m x 3.12m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to front.

BEDROOM TWO 17' 11" x 8' 5" (5.46m x 2.57m) narrowing to 4' 9"
Carpeted, ceiling light, power points, central heating radiator, two double glazed windows to front.



BEDROOM THREE 7' 11" x 9' (2.41m x 2.74m) Carpeted, ceiling light, power points, central heating radiator and double glazed window to rear.

BATHROOM 6' 10" x 6' 5" (2.08m x 1.96m) Having vinyl flooring, ceiling light, central heating radiator, bath with overhead shower, low level wc, hand wash basin, part tiled walls, double glazed UPVC window to rear and shaving socket point.

OUTSIDE To the front of the property is a garden and driveway and to the rear is an enclosed garden.

Council Tax Band C - Birmingham City Council

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

