

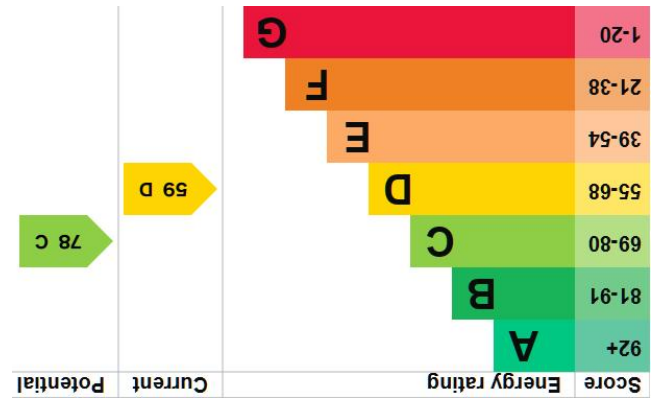
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Ground Floor

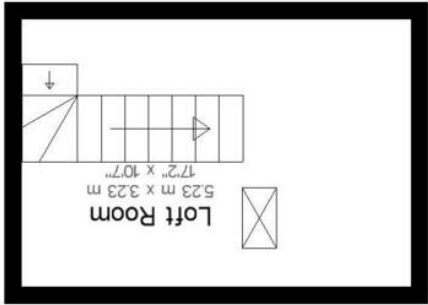
This plan is illustrative only. Its details cannot be relied upon and no liability is taken for any errors.



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.



Second Floor



Great Barr | 0121 241 4441



- LOFT ROOM
- MID TERRACE HOUSE
- GROUND FLOOR WC
- CONSERVATORY
- PAVED FRONTAGE
- THREE BEDROOMS

Kettlehouse Road, Kingstanding, Birmingham, B44 9JE

£210,000



Property Description

A three bedroom mid terrace property with additional loft room which is situated close to the Kingstanding shopping centre with very good transport links to Sutton Coldfield, Birmingham City Centre and motorway connections, an abundance of local shops, schools and other amenities.

Approach the property via block paved frontage which leads up to the porch.

PORCH 3' 7" x 5' 2" (1.09m x 1.57m) Having double glazed windows to front and side and door into:-

HALLWAY Having stairs to first floor and door into lounge.

GROUND FLOOR WC 2' 10" x 6' 1" (0.86m x 1.85m) Having storage cupboard housing central heating boiler, double glazed window to rear, hand dryer, vanity sink unit, WC and tiled walls and floors.

LOUNGE 13' 9" excluding bay x 11' 11" 15' 4" into recess (4.19m x 3.63m).
Having double glazed window to front and opening through to kitchen.

KITCHEN 15' 2" max x 9' 10" max (4.62m x 3m) Having a range of wall and base units with complementary work surfaces over, tiled floor, integral ovens, gas hob and extractor, sink with drainer, double glazed window to rear and space for integral microwave and an opening through to conservatory.

CONSERVATORY 8' 6" x 9' 6" to door fronts (2.59m x 2.9m) Having doors leading out to rear garden, plumbing for dishwasher and washer/dryer and radiator.

FIRST FLOOR LANDING With access to loft room and doors to bedrooms and bathroom.

BEDROOM ONE 9' 11" x 10' 6" (3.02m x 3.2m) Having radiator and double glazed window to front.

BEDROOM TWO 9' 9" x 9' 6" min 13' max (2.97m x 2.9m min 3.96m max) Having double glazed window to rear and radiator.

BEDROOM THREE 6' 11" x 7' 8" (2.11m x 2.34m) Currently used as an office. Having double glazed window to front and radiator.

BATHROOM 9' 5" max x 7' (2.87m x 2.13m) Having double glazed window to rear, walk in shower and freestanding bath, vanity sink unit with WC, heated towel rail and tiles to the floor and splash backs.

LOFT ROOM 7' 2" x 10' 7" (2.18m x 3.23m) Having window to ceiling, radiator and storage into the eaves.

GARDEN Being mostly block paved with a summerhouse which has been built from block.

SUMMERHOUSE 12' 4" max x 16' 1" (3.76m x 4.9m)

AGENTS NOTE There is CCTV at the property (not staying)

Council Tax Band A Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, O2, Vodafone and data available for EE, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

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.