

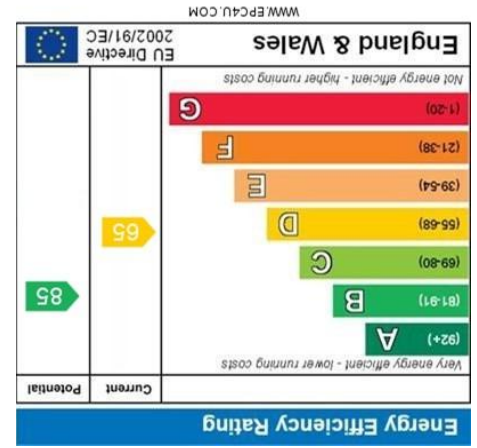
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



LEGAL READY
"How does this help me?"
The motivated vendor of this property has required their solicitor with all the paperwork 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 Conveyancer.



Great Barr | 0121 241 4441



- Extended Semi-Detached Property
- Two Reception Rooms
- Five Good Sized Bedrooms
- Ample Off-Road Parking
- Double Glazing & Gas Central Heating (where specified)

Twickenham Road, Kingstanding, B44 0NN

£230,000

Property Description

DRAFT DETAILS - A WAITING VENDOR APPROVAL

This EXTENDED SEMI-DETACHED PROPERTY benefits from spacious and versatile living accommodation throughout. Having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. In brief the ground floor accommodation comprises of entrance hall, living room, dining room, kitchen, bedroom and w/c. On the first floor there are four bedrooms, a shower room with separate w/c. Outside there is a low maintenance rear garden whilst to the front there is ample space for off-road parking. MUST BE VIEWED to fully appreciate the size and potential of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having a lawned front garden, paved drive with access to front reception door.

HALL approached via uPVC double glazed door, having ceiling light point, power points, central heating radiator and stairs to first floor accommodation.

LIVING ROOM 13' 5" (max.) x 10' 8" (max.) (4.09m x 3.25m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and doors opening to dining room.

DINING ROOM 15' 0" x 9' 6" (4.57m x 2.9m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

KITCHEN 13' 10" x 6' 6" (4.22m x 1.98m) having double glazed window to rear elevation, ceiling light point, power points, wall/base units with worktops over, inset sink/drain with mixer tap over, ample space for a range of appliances and uPVC double glazed door giving access to rear garden.

BEDROOM FOUR 16' 8" x 8' 4" (5.08m x 2.54m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and door to w/c.

W/C having double glazed window to rear elevation, ceiling light point, central heating radiator and low flush w/c.

FIRST FLOOR LANDING having ceiling light point, power points, central heating radiator and doors off to all rooms.

BEDROOM ONE 11' 0" x 17' 2" (max.) (3.35m x 5.23m) having double glazed windows to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 14' 10" x 9' 5" (4.52m x 2.87m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 11' 8" x 7' 5" (3.56m x 2.26m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM FIVE 11' 10" x 8' 4" (3.61m x 2.54m) having double glazed windows to front elevation, ceiling light point, power points and central heating radiator.

SHOWER ROOM having double glazed window to rear elevation, ceiling light point, a matching suite comprising of shower and wash hand basin.

W/C having double glazed window to rear elevation, ceiling light point and low flush w/c.

OUTSIDE

REAR GARDEN having paved and lawned areas to fenced perimeter.

COUNCIL TAX BAND C Birmingham City Council

Predicated 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 1Mbps. Highest available upload speed 0.1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
Networks in your area - Openreach, Virgin Media

TENURE

The Agent understands that the property will be sold freehold upon completion. 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.

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Please note that all measurements are approximate.

