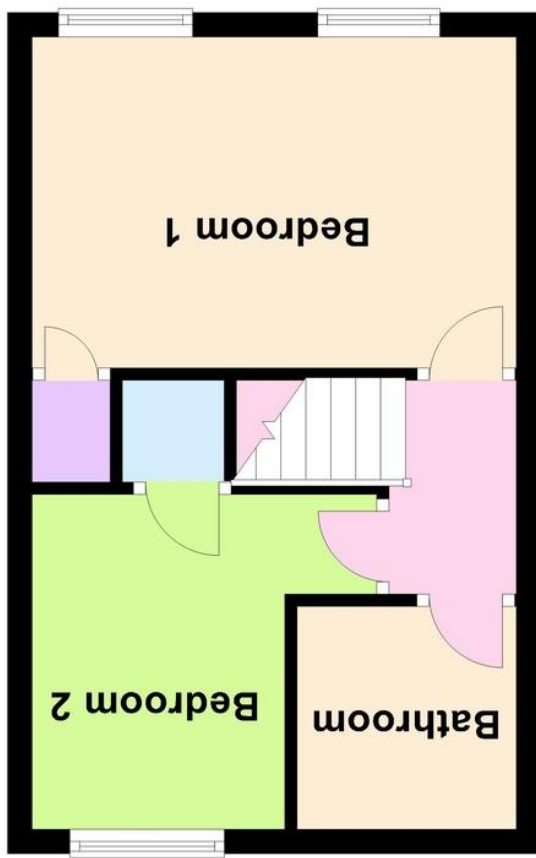
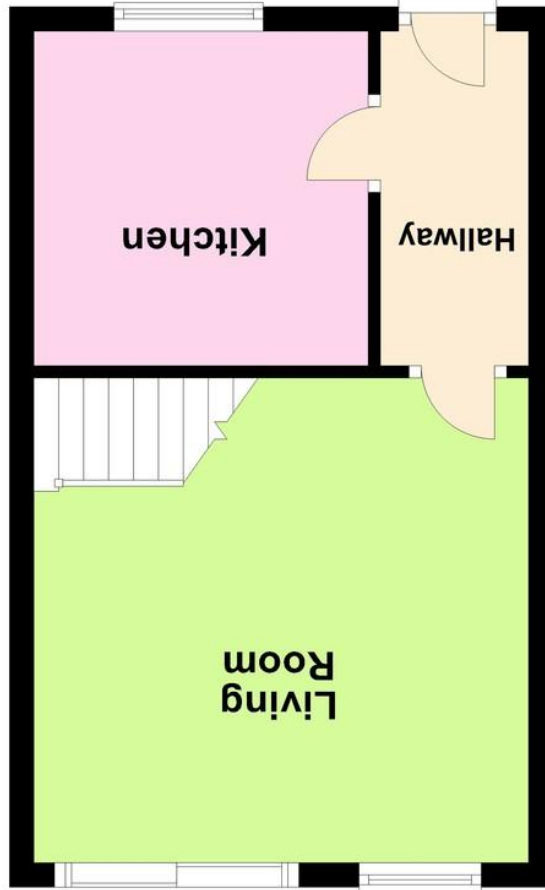


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

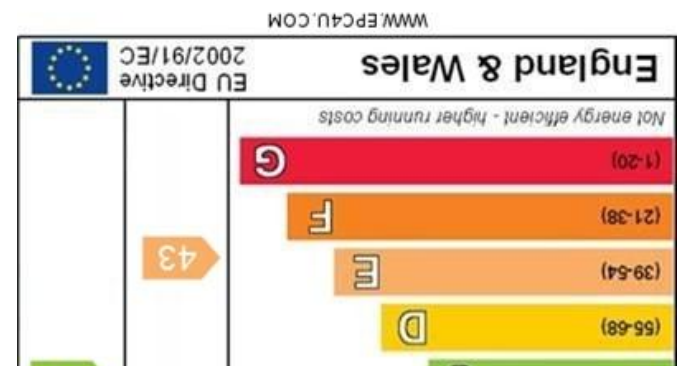


First Floor



Ground Floor

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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- TWO BEDROOM MID TERRACE PROPERTY
- DRIVEWAY FOR TWO CARS
- PRIME LOCATION
- IDEAL FIRST TIME BUYERS HOME
- ENCLOSED REAR GARDEN

Cranehouse Road, Kingstanding,
 Birmingham, B44 0JW

£170,000



Property Description

This is a fantastic opportunity designed for a first time buyer, this modern style two bed mid terrace, is ideally situated and briefly comprises of kitchen, hallway and living room to the ground floor, two bedrooms and bathroom to the first floor. The property also benefits from an enclosed rear garden and a driveway to the front of the property.

LIVING ROOM 13' 06" x 13' 00" (4.11m x 3.96m) The living room is situated at the rear of the property adding a degree of privacy, with wood effect laminate flooring, a double glazed window to the rear and double glazed patio door giving access to the garden and allowing the light into the room. The room also benefits from multiple power points, a gas centrally heated radiator and a ceiling light.

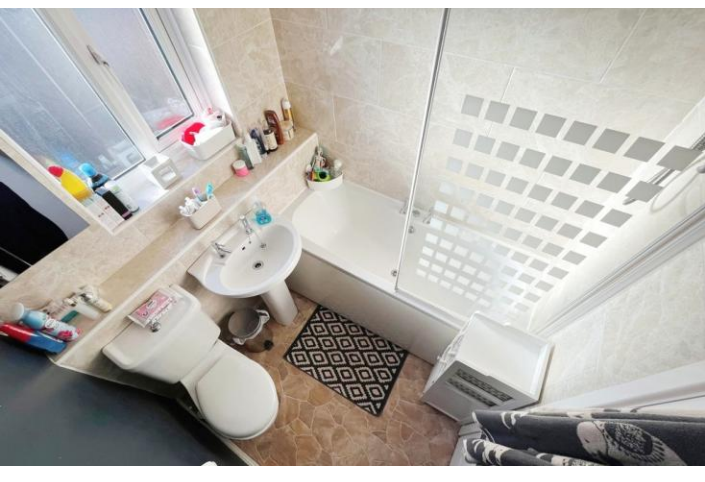
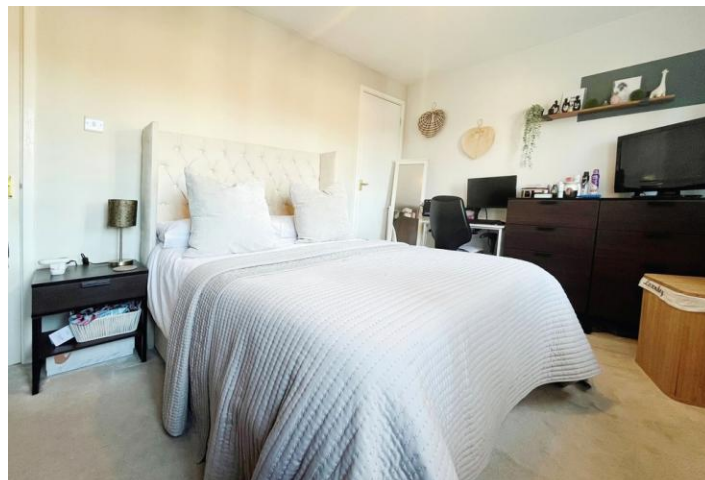
KITCHEN 9' 03" x 9' 00" (2.82m x 2.74m) The ample kitchen space is accessed via the hallway, with vinyl flooring, a double glazed window to the front aspect, an array of wall and base units, and stainless steel sink and drainer. The room also benefits from multiple power points, a ceiling light and a gas centrally heated radiator.

HALLWAY 4' 00" x 9' 09" (1.22m x 2.97m) Accessed via the front door, the hallway gives access to the ground floor rooms and benefits from laminate flooring, a power point and ceiling light.

FIRST FLOOR Accessed via the staircase location in the living room.

BEDROOM ONE 13' 06" x 9' 02" (4.11m x 2.79m) The master bedroom is situated at the front of the property with two double glazed windows and carpeted floors. The room also benefits from power points, ceiling light, a gas centrally heated radiator and access to above staircase storage.

BEDROOM TWO 7' 03" x 9' 08" (2.21m x 2.95m) The smaller of the two bedrooms still provides ample space. With a double glazed window to the rear aspect, carpeted floors, power points, ceiling light, gas centrally heated radiator and access to above stairs storage.



BATHROOM 5' 11" x 6' 00" (1.8m x 1.83m) With vinyl flooring, tiled walls, double glazed window to the rear aspect, low level WC, sink hand wash basin, bath with electric shower over and ceiling light.

OUTSIDE SPACE The property benefits from an enclosed rear garden with shared side access, there is also an ample driveway for more than one car to the front of the property.

AGENTS NOTE 50% shared ownership available please contact the branch for more details.

Council Tax Band B 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 6Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 77Mbps. Highest available upload speed 20Mbps.

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.

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