

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

Total area: approx. 98.7 sq. metres (1062.4 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using PlanIt.



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.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 76 C
 Potential: 89 B

Castle Bromwich | 0121 241 1100



- THREE BEDROOM MID TERRACE
- WELL PRESENTED THROUGHOUT
- REFITTED MODERN KITCHEN
- FEATURE WALL TO LOUNGE
- CONSERVATORY



Kingshurst Way, Birmingham, B37 6DX

Offers In Region Of
 £230,000



Property Description

What a fantastically decorated and well presented three bedroom mid terraced property, you can see that a lot of thought has gone into the style of this home. Benefitting from refitted modern style bathroom and downstairs shower room. Polished flooring throughout the hall through to kitchen and laminate flooring and feature walls to lounge. Modern style kitchen and a generous conservatory for those relaxing nights! Close to local shops and amenities. IF YOU ARE LOOKING FOR THAT TURNKEY HOME DON'T MISS OUT, THIS WONT BE AROUND LONG. Call Green and company now to arrange your viewing.

Generous block paved driveway for multiple vehicles Is accessed through dwarf wall and gated entrance into:-

HALL With polished flooring, spot lights, radiator, door to lounge and kitchen also with stairs to first floor.

LOUNGE 19' 9" x 11' 9" max 10' 2" min (6.02m x 3.58m max 3.1m min) With laminate flooring, French doors to rear, feature panelled walls, spot lights, window to front with blind and radiator.

KITCHEN 16' 7" x 7' 5" (5.05m x 2.26m) Modern style kitchen with polished flooring, black metro brick tiles, Samsung hob, oven, fridge freezer, dishwasher, washing machine, understairs store, under unit lighting, radiator and window blind.

SHOWER ROOM Fully tiled rustic effect tiles, floor tiles, window to rear, sunken wash basin with tiled surface, radiator, spot lights, shower cubicle and electric shower.

CONSERVATORY 10' 3" x 8' 1" (3.12m x 2.46m) Off lounge with laminate flooring, window blinds and door to garden.

FIRST FLOOR LANDING With doors to bedrooms, bathroom and airing cupboard.

BEDROOM ONE 12' 5" max 10' 11" min x 10' 3" (3.78m max 3.33m min x 3.12m) With window to front, built in wardrobe with feature doors and radiator.

BEDROOM TWO 10' 11" x 6' 2" (3.33m x 1.88m) With window to front and radiator.

BEDROOM THREE 10' 6" x 7' max (3.2m x 2.13m) With window to rear and radiator.

BATHROOM Is spacious and well presented with wood effect tiled walls and feature shelf, heated towel rail, corner bath, floating vanity basin, WC,

shower attachment to bath, window to rear and spot lights.

REAR GARDEN Is well designed with decked patio area incorporating stones and shrubs, lawn, brick and wood shed and rear gated access.

Council Tax Band B Solihull Metropolitan Borough Council

Predicted 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 5 Mbps. Highest available upload speed 0.6Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
 Networks in your area - Virgin Media, Openreach

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

*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.

