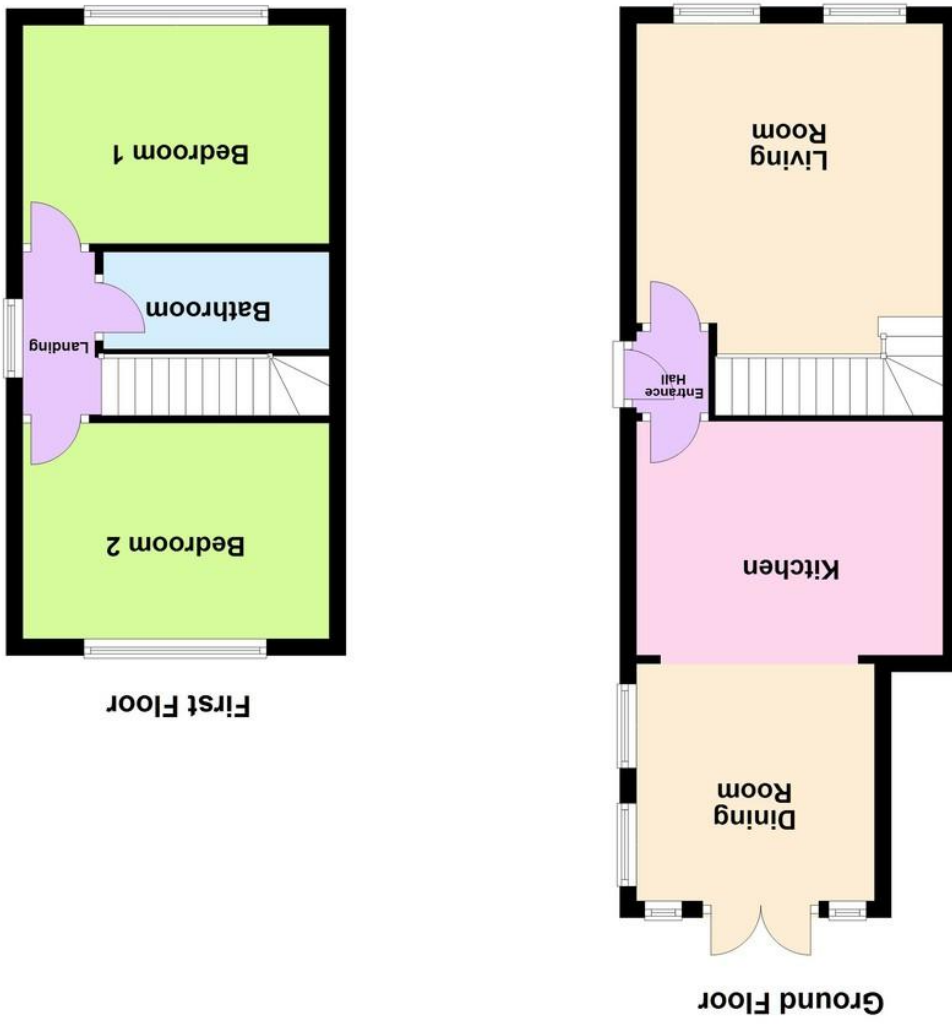


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



LEGAL READY

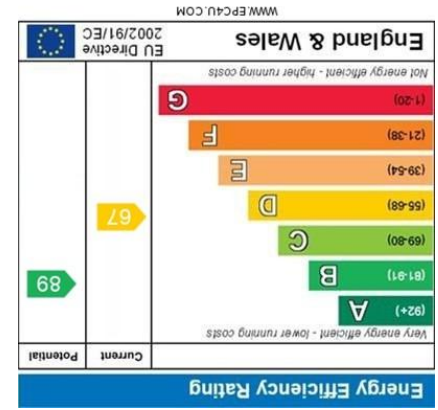
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract 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.

You feel free to relay this to your Solicitor or License Conveyor.



Boldmere | 0121 321 3991



- TWO BEDROOM SEMI DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- DRIVEWAY
- SOUTH FACING GARDEN
- GREAT TRANSPORT LINKS

Kirkwood Avenue, Erdington, Birmingham, B23 5QQ

£240,000



Property Description

This neutrally decorated semi-detached property offers a comfortable and inviting living space. With two reception rooms, there is plenty of room to entertain guests or create separate living areas. The property features two bedrooms, including a master bedroom with built-in wardrobes and an abundance of natural light. Situated in a sought-after location, this property benefits from excellent public transport links, making it ideal for commuters. Local amenities are within easy reach, ensuring convenience and accessibility. One of the standout features of this property is the garden, providing a tranquil outdoor space to relax and is south facing. The property is located at the end of a quiet cul de sac adjacent to the village green, popular with families and dog walkers.

With its desirable attributes, this property is well-suited for individuals or families seeking a comfortable and conveniently located home. Don't miss the opportunity to make this property your own. Contact us now to arrange a viewing.

ENTRANCE HALL 2' 10" x 3' 3" (0.86m x 0.99m) Providing access to kitchen, living room and under stairs storage.

LIVING ROOM 14' 8" x 12' 1" (4.47m x 3.68m) Having laminate flooring, two double glazed windows, three radiators, gas fire, ceiling light and power points.

KITCHEN 9' 3" x 12' 1" (2.82m x 3.68m) Having laminate flooring, range of wall and base units, sink, cooker, gas hob, radiator, ceiling light and power points.

DINING ROOM 9' 5" x 9' 5" (2.87m x 2.87m) Having laminate flooring, two double glazed windows, ceiling light, radiator, double glazed French doors and power points.

FIRST FLOOR LANDING Providing access to both bedrooms and bathroom.

BEDROOM ONE 8' 10" x 9' 11" min (2.69m x 3.02m) Double bedroom. carpeted, having double glazed window, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 8' 6" x 10' 2" min (2.59m x 3.1m) Double bedroom, carpeted, having double glazed window, fitted wardrobes, radiator, ceiling light and power points,.



BATHROOM 4' 9" x 9' 1" (1.45m x 2.77m) Having vinyl flooring, low level wc, walk-in shower, wash basin, heated towel rail and central light.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

