

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

Total area: approx. 113.3 sq. metres (1219.3 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	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- NEW MODERN METHOD OF SALE
- SPACIOUS LOUNGE DINER
- MULTIPLE VEHICLE DRIVE
- GENEROUS GARDEN
- THREE DOUBLE BEDROOMS
- WARDROBES TO THREE BEDROOMS

Laburnum Avenue, Kingshurst,
 Birmingham, B37 6AL

£190,000



Property Description

Fantastic opportunity to acquire this spacious three bedroom mid terraced home in the sought after location of Kingshurst. This home is being marketed through the NEW MODERN METHOD OF AUCTION and offers three double bedrooms, shower room, spacious lounge diner, kitchen with breakfast bar. Also benefitting from useful secure side access and well tended garden. Do not miss out on your future home call Green and Company to arrange your viewing.

Spacious driveway finished in concrete print bordered with dwarf wall and storm cover over bay window and porch with French doors and tiled flooring.

HALL Which is of a spacious nature offering radiator, stairs with understairs storage, door to kitchen and lounge dining room.

LOUNGE 22' x 12' 10" max 8' 4" min (6.71m x 3.91m max 2.54m min) Benefitting from bay window to front, blind, gas fire with brick surround, patio door to rear with dining space and radiator.

KITCHEN 11' 10" x 10' 7" (3.61m x 3.23m) Generous breakfast kitchen with breakfast bar, window to rear with blind, side door, tiled floor, gas hob, oven, radiator, boiler and under unit wall tiling.

CONSERVATORY 10' x 6' 9" (3.05m x 2.06m) With wooden frame and blinds.

SIDE ACCESS 23' 4" x 3' (7.11m x 0.91m) With door to front and door to rear accessing garden.

LANDING With doors to bedrooms, shower room, WC and two airing cupboards.

BEDROOM ONE 11' 3" to wardrobe x 10' 9" (3.43m x 3.28m) With window to front, blinds, radiator and fitted wardrobes.

BEDROOM TWO 11' 4" x 7' 6" (3.45m x 2.29m) With window to front, blind, wardrobe, radiator and additional wardrobe space.

BEDROOM THREE 13' 2" x 10' 5" (4.01m x 3.18m) With window to rear, blind, radiator, wardrobe and dressing table.

SHOWER ROOM With spotlights, heated towel rail, window to rear, shower tray, laminated panels, electric shower and vinyl flooring.

WC With window to rear and WC.

GARDEN Backing on to the allotment and benefits from metal shed and wooden shed, raised rockery and lawn area.

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 4Mbps. Highest available upload speed 0.6Mbps.

Broadband Type = Superfast Highest available download speed 42Mbps. Highest available upload speed 9Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

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

