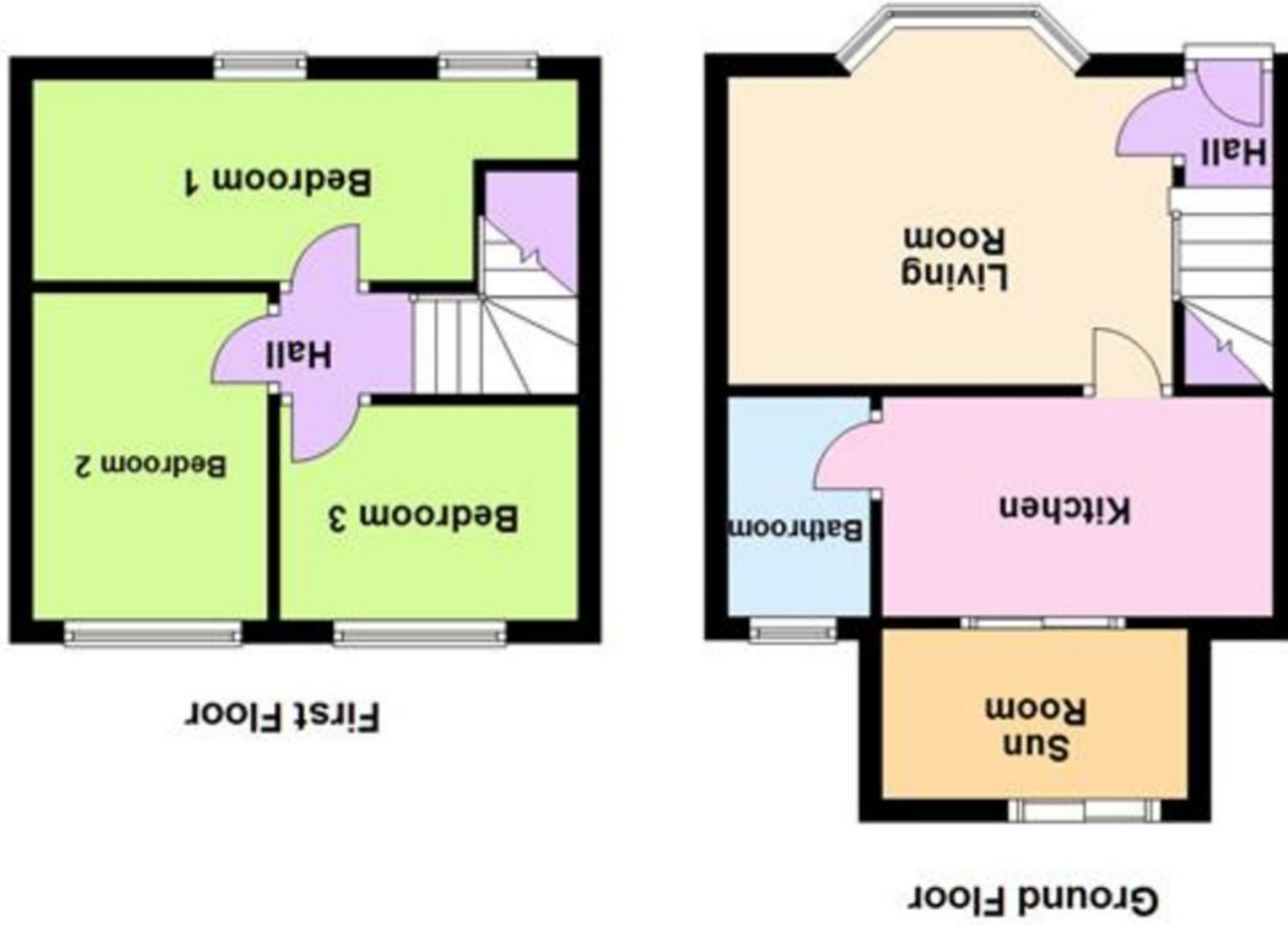
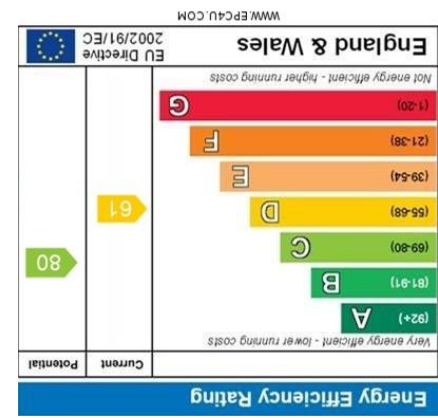


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Great Barr | 0121 241 4441



- THREE DOUBLE BEDROOMS
- END TERRACE FAMILY HOME
- PRIME LOCATION
- SUN ROOM
- LARGE GARDEN
- NEARBY SCHOOLS

Cranbourne Road, Kingstanding, Birmingham, B44 0BX

Offers Over £200,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

Located in a desirable area, this neutrally decorated end of terrace property has a driveway with no drop kerb. Ideal for families and couples.

The property features three bedrooms, providing ample space for a growing family. The downstairs bathroom has been newly refurbished, offering a modern and stylish space.

One of the unique features of this property is the sunroom, perfect for enjoying the natural light all year round. The large garden offers a private outdoor space, ideal for summer gatherings or simply relaxing in the fresh air.

Situated in a location with excellent public transport links, nearby schools, local amenities, and a strong local community, this property offers both comfort and convenience for its residents. Don't miss the opportunity to make this charming property your new home.

HALLWAY Stairs leading off.

LIVING ROOM 17' 0" MAX x 14' 0" MAX (5.18m x 4.27m) Carpeted, bay window to front, ceiling light point, radiator, wall lights, door leading to:-

KITCHEN 11' 4" x 9' 6" (3.45m x 2.9m) Having wall and base units, electric oven and hob, built-in dishwasher, radiator.

BATHROOM 9' 5" x 5' 0" (2.87m x 1.52m) Free-standing shower, toilet, spotlights and wash hand basin, towel radiator and window to rear.

SUN ROOM AREA 10' 4" x 8' 4" (3.15m x 2.54m) Patio doors and window to rear, this is part of the single storey extension, spotlights.

REAR GARDEN Having paved area, leading onto the grass, sheds and pigeon huts.

FIRST FLOOR LANDING Radiator, ceiling light point.

BEDROOM ONE 17' 4" x 10' 11" (5.28m x 3.33m) Ceiling light point, radiator, two windows to front.

BEDROOM TWO 13' 0" x 9' 7" (3.96m x 2.92m) Ceiling light point, radiator and window to rear.

BEDROOM THREE 9' 7" x 7' 8" (2.92m x 2.34m) Window to rear, ceiling light point and radiator.



Council Tax Band B - 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 = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441