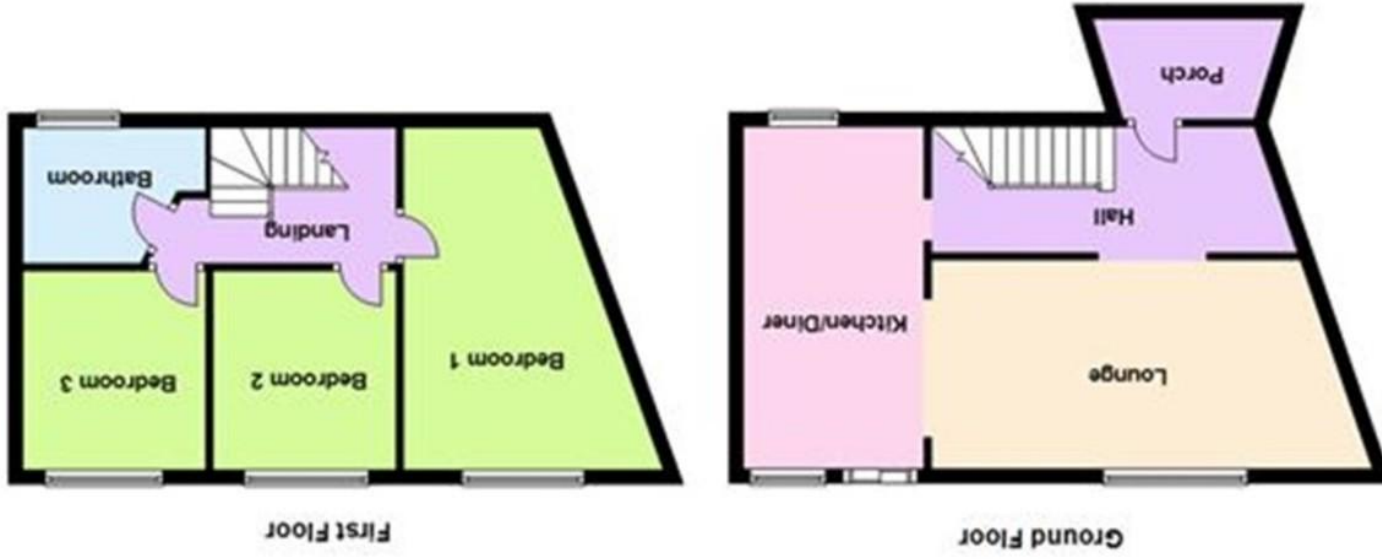


NOT TO SCALE. THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

Energy Efficiency Rating	
Potential	Current
A (92+)	
B (81-91)	
C (69-80)	69
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Very energy efficient - lower running costs	
Hot energy efficient - higher running costs	

EU Directive 2002/91/EC
 England & Wales
 WWW.EPC4U.COM

Great Barr | 0121 241 4441



- BEAUTIFUL MID TERRACE FAMILY HOME
- THREE BEDROOMS
- GOOD SIZED LOUNGE
- OPEN PLAN KITCHEN DINER
- GOOD SIZED MASTER BEDROOM

Kingsdown Avenue, Great Barr, Birmingham, B42 1NF

£230,000



Property Description

We are delighted to present for sale this beautiful mid terraced property. This home offers an excellent level of accommodation with three double bedrooms, each boasting ample natural light. The bedrooms are complemented by a newly refurbished bathroom complete with a walk-in shower, bathtub and underfloor heating, providing a luxurious bathing experience.

The property further benefits from a well-proportioned open-plan kitchen diner fitted with modern appliances, a kitchen island, natural light and a built-in fridge/freezer. This recently renovated space offers an amazing environment for cooking and dining.

The property also one main reception room. The first is an open-plan space with large windows providing a beautiful view of the garden. This property perfect for both families and couples.

This home has been recently renovated and includes unique features such as an open-plan layout and a good-sized lounge. The garden is another attractive feature of this property, offering an outdoor space for relaxation and leisure.

The property is located in a favourable area with public transport links, nearby schools, and local amenities, making it a convenient place to live.

An EPC rating of C indicates that the property is reasonably energy efficient, and the council tax falls within band B.

PORCH

HALLWAY Spotlights, laminate flooring, radiator.

LOUNGE 17' 0" x 12' 2" (5.18m x 3.71m) Spotlights, laminate flooring, window to rear, leading into the kitchen dining room.

KITCHEN DINER 19' 0" x 9' 0" (5.79m x 2.74m) Having an island, spotlights, wall and base units, tiles splash backs, integrated fridge/freezer, built-in oven, gas hob, extractor fan, work surfaces, sink, window to front, patio door to the rear garden, cupboard housing boiler.

FIRST FLOOR LANDING Spotlights.

BEDROOM ONE 14' 10" x 12' 6" (4.52m x 3.81m) Two ceiling light points, radiator, window to rear.

BEDROOM TWO 10' 10" x 8' 2" (3.3m x 2.49m) Ceiling light point, radiator, window to rear.

BEDROOM THREE 10' 10" x 6' 8" (3.3m x 2.03m) Laminate flooring, ceiling light point, radiator and window to rear.

BATHROOM 8' 8" x 7' 6" (2.64m x 2.29m) Tiled, under floor heating, bath, sink, toilet, walk-in shower, spotlights.



GARDEN Coal shed, paved area, lawned area, gate to alleyway.

Council Tax Band B-Birmingham City Council

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

Mobile coverage - voice and data likely 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 = Superfast Highest available download speed 47 Mbps. Highest available upload speed 8 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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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