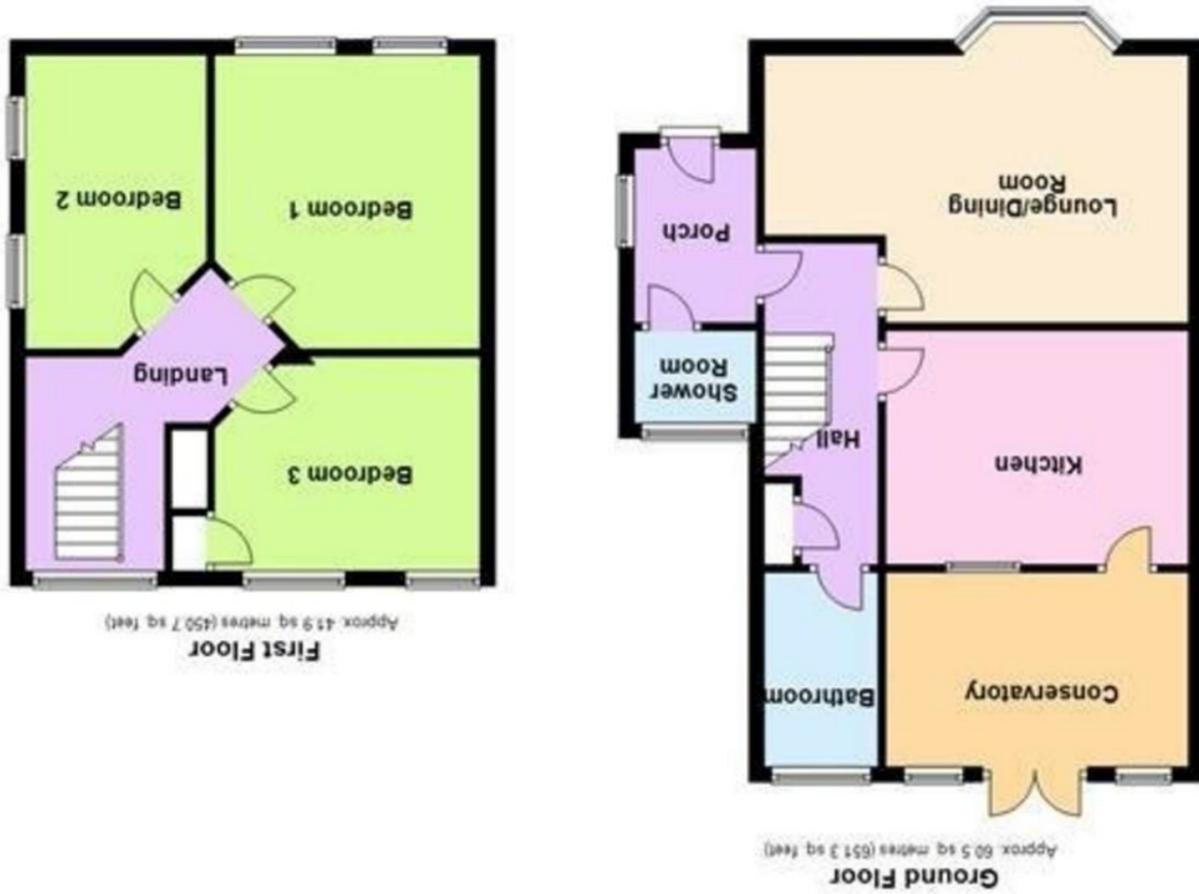
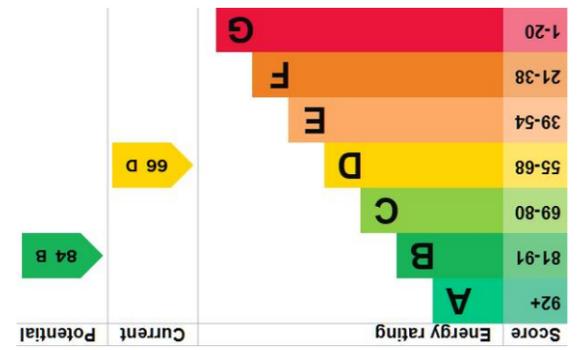


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

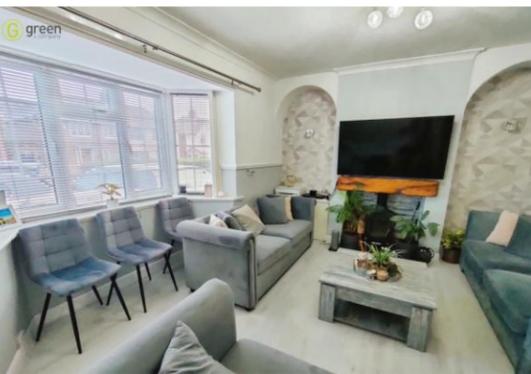
Total area: approx. 102.4 sq. metres (1102.0 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plans produced using Floorplan



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.



Castle Bromwich | 0121 241 1100



- BLOCK PAVED DRIVEWAY
- LOW MAINTENANCE GARDEN
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- DOWNSTAIRS BATHROOM
- CONSERVATORY



Fordfield Road, Kitts Green, Birmingham, B33 9TJ

Offers In Excess Of  
 £240,000



## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

Fabulous opportunity to acquire this spacious well presented three bedroom semi detached home offering lounge diner, modern kitchen, generous conservatory, downstairs shower room and downstairs bathroom, three double bedrooms, low maintenance garden and multiple vehicle driveway. This is one home to view. Situated within 0.5 mile of local amenities and offering network links to Birmingham and motorways. Please call Green and Company to arrange your viewing.

Block paved driveway which is of a generous size offering multiple vehicle parking and side access leading into:-

PO RCHWAY 7' 8" x 5' 4" (2.34m x 1.63m) Leading to hallway and door to shower room.

SHOWER ROOM Offering tiled walls, tiled floors, window to rear, shower and WC.

HALLWAY Off porch with laminate flooring, radiator, stairs to first floor, spotlights and understairs store.

LOUNGE DINER 19' 8"max into bay x 13' 7" (5.99m x 4.14m) Offering spacious living and cosy log burner, radiator, bay window with blinds and laminate flooring.

KITCHEN 13' 3" x 10' 3" (4.04m x 3.12m) Offering polished flooring, spotlights, range cooker, inset bowl, modern style units, feature radiator, tiled splashback, glass feature splashback, window to rear and door to:-

CONSERVATORY 13' 3" x 8' 7" (4.04m x 2.62m) Overlooking the garden with ceiling fan, tiled flooring, feature radiator, French doors and blinds.

BATHROOM With tiled wall and floors, spotlights, mixer shower, P-shaped bath, bath screen, vanity unit, mosaic features, window to rear and blind.

FIRST FLOOR LANDING Offering store cupboard and doors to three bedrooms.

BEDROOM ONE 12' 11" x 11' 8" (3.94m x 3.56m) With polished laminate flooring, two windows to front, blinds, radiator and wardrobe.

BEDROOM TWO 13' 2" x 7' 9" (4.01m x 2.36m) With laminate flooring, two windows to side, blinds, radiator and wardrobe.

BEDROOM THREE 11' 5" x 9' 5" (3.48m x 2.87m) With laminate flooring, radiator, two windows to rear with blinds and single wardrobe.

GARDEN Is low maintenance on two levels with paved flooring, fenced boundaries and brick built sore room.



Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .  
 Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.  
 Networks in your area - Openreach, 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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