

**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.

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

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 69 C  
 Potential: 86 B

Castle Bromwich | 0121 241 1100



- THREE BEDROOM END TERRACE
- CORNER PLOT
- WELL PRESENTED
- SPACIOUS LOUNGE
- GENEROUS HALLWAY
- RECEPTION ROOM

Kempton Park Road, Bromford, Birmingham, B36 8RE

Offers Over £200,000





## Property Description

Fabulous opportunity to acquire this well presented spacious three bedroom end terrace in a desirable corner position. Two reception rooms and a generous hall offering additional seating for relaxing. Kitchen, refitted modern style shower room, walk in wardrobe off bedroom one. Do not miss out on this fantastic home, close to transport links and local amenities. Call Green and Company now to arrange your viewing.

Driveway and generous corner plot with lawn area entering hall:-

**HALLWAY** 10' x 9' (3.05m x 2.74m) A spacious area overlooking the front of the property with space for additional seating, having window to front with blinds, doors to lounge, reception room, kitchen and radiator.

**LOUNGE** 17' 5" x 11' 7" (5.31m x 3.53m) Benefitting from radiator, patio doors and blinds, stairs to first floor.

**RECEPTION ROOM** 17' 4" x 8' 3" (5.28m x 2.51m) Offering window to front with blinds, radiator, fitted fridge freezer and drawer set.

**LANDING** With doors to bedroom one, two, three, shower room and airing cupboard.

**BEDROOM ONE** 11' 9" x 11' 6" (3.58m x 3.51m) Having window to rear with blinds, radiator, walk in wardrobe with boiler and window to rear.

**BEDROOM TWO** 9' 5" x 9' 4" (2.87m x 2.84m) With window to front, blind, radiator.

**BEDROOM THREE** 9' 5" x 8' 5" (2.87m x 2.57m) With window to front, blind and radiator.

**SHOWER ROOM** Benefits from being refitted and has a modern feel with art deco flooring, BTW WC and vanity sink, heated towel rail, spotlights, wall tiling and feature wall in shower, mixer shower with mirrored modern cubicle.

**OUTSIDE** Garden is well tended and comes with sloped lawn and patio area, side access / access to garden and rear of property.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.



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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