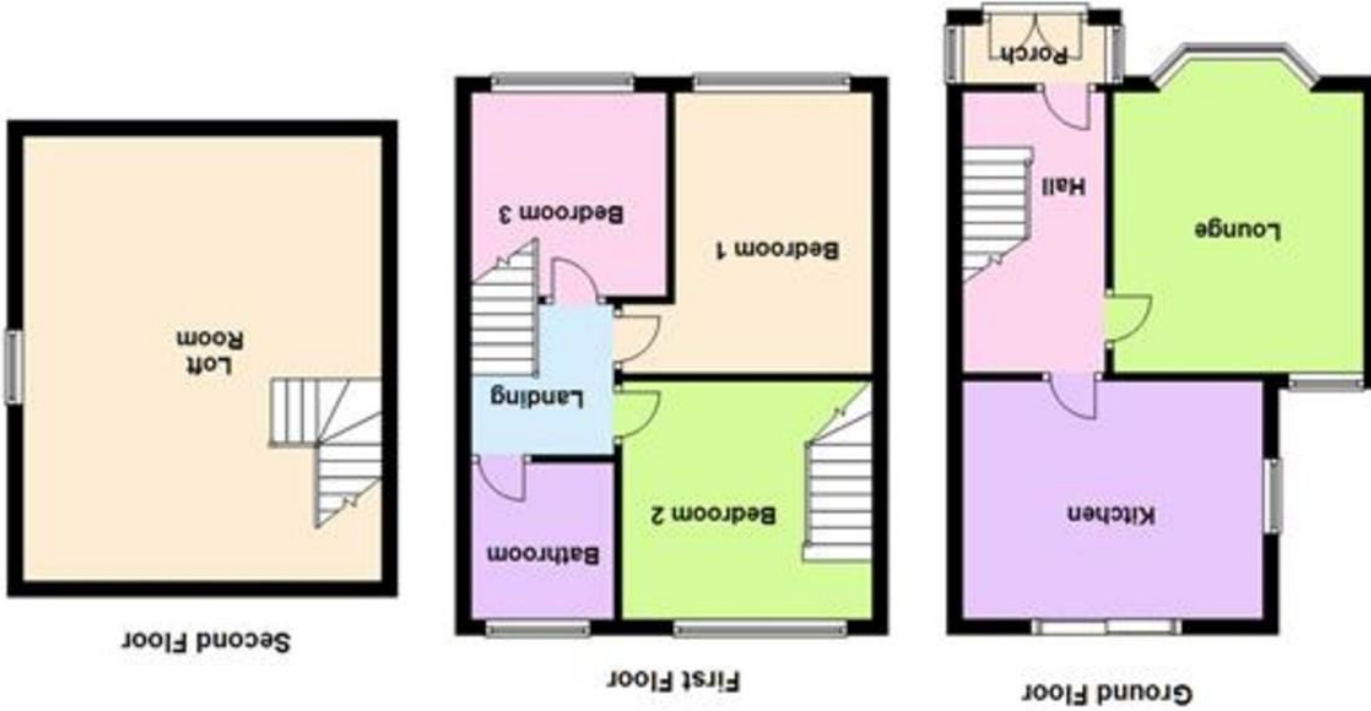
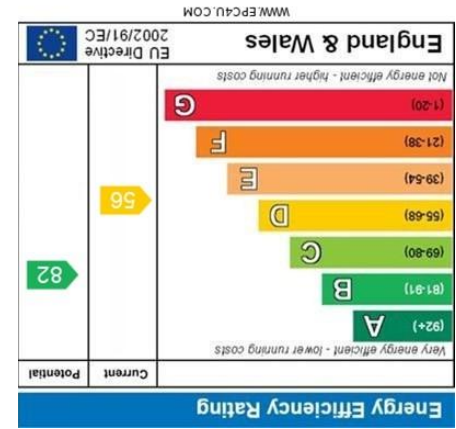


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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

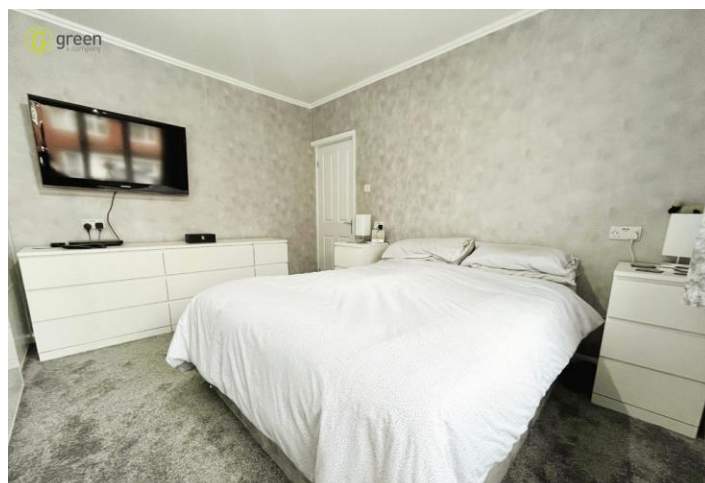


- BEAUTIFUL MID TERRACE FAMILY HOME
- FOUR BEDROOMS
- EXTENDED KITCHEN
- DRIVEWAY
- GOOD SIZE LOUNGE
- LOFT CONVERTED

Brackenfield Road, Kingstanding, B44 9BH

Offers Over £260,000





## Property Description

For sale is this immaculate four terraced property, perfect for families and couples alike. The property boasts a total of four bedrooms, one reception room, and a kitchen. It also benefits from a C EPC rating and falls within council tax band B.

The property's location is ideal, with public transport links, nearby schools, and local amenities all within a short distance. This makes it an excellent choice for families with school-going children or couples needing to commute.

The house has unique features that add to its charm and appeal. These include a cosy fireplace, an open-plan lounge that creates a sense of space, a driveway providing off-street parking, and a loft room offering additional space.

Each of the four bedrooms has its own unique traits. The first and second bedrooms are double-sized and are flooded with natural light. The first bedroom has also been newly refurbished. The third bedroom is single-sized, and the fourth bedroom is bathed in natural light.

The property features a newly refurbished bathroom with a luxurious free-standing bath, offering a perfect place to relax after a long day. The kitchen has been recently refurbished and features granite countertops and natural light making it a pleasant and practical space for cooking.

The reception room is open-plan with large windows, allowing for plenty of light to enter. It also features a fireplace adding warmth and character to the room.

Overall, this property is a delightful blend of style, comfort, and convenience.

**HALLWAY** Ceiling light point, stairs to first floor, radiator.

**LOUNGE** 23' 4" MAX x 12' 8" (7.11m x 3.86m) Two ceiling light points, bay window to front, two radiators, electric fireplace, window to rear garden, storage cupboard under stairs housing boiler, spotlights.

**KITCHEN** 10' 6" x 10' 0" (3.2m x 3.05m) Ceiling light point, wall and base units, double oven, electric hob, extractor fan, space for fridge/freezer, space for washing machine, space for dishwasher, sink, window to side, patio doors to rear garden.

### FIRST FLOOR

**BEDROOM ONE** 12' 4" x 11' 6" (3.76m x 3.51m) Ceiling light point, window to front and radiator.

**BEDROOM TWO** 11' 6" x 11' 0" (3.51m x 3.35m) Ceiling light point, radiator, window to rear.

**BEDROOM THREE** 9' 4" MAX x 6' 0" (2.84m x 1.83m) Ceiling light point, radiator, window to front.

**LOFT ROOM** 16' 0" x 12' 0" (4.88m x 3.66m) This is off bedroom two, spotlights, central heating radiator, loft window, storage in the eaves.

**GARDEN** Paved area, lawned area, garden shed.

Council Tax Band A - 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 for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

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.

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441