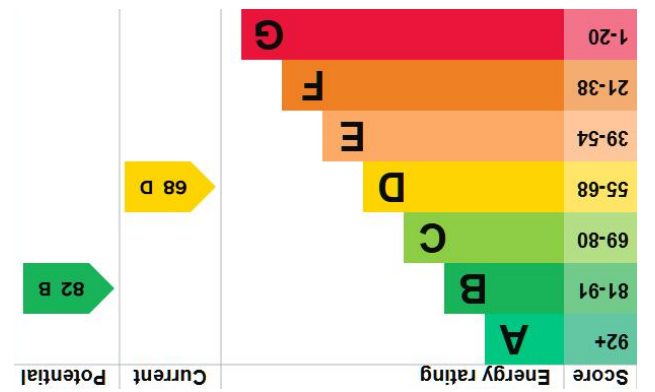


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 84.2 sq. metres (906.2 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using PlanIt.



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



- IDEAL FIRST TIME BUYER HOME
- THREE BEDROOMS
- OFF ROAD PARKING
- CONSERVATORY
- KITCHEN/DINER
- SPACIOUS LOUNGE



Crossfield Road, Kitts Green, Birmingham, B33 9QG

Offers Over £210,000





## Property Description

Ideal first time buyer home or home for families looking to progress on the property ladder. Three bedroom end terrace home offering spacious lounge, kitchen diner, conservatory, three bedrooms and family bathroom. Secure rear garden and off road parking. You do not want to miss out on this fabulous opportunity. Call Green and Company to arrange your viewing.

Off road parking for two vehicles and door into:-

HALL With stairs to first floor and window to side, having door into:-

LOUNGE 16' 2" x 13' 3" (4.93m x 4.04m) Having box window to front, two radiators and door to:-

KITCHEN 16' 1" x 8' 11" (4.9m x 2.72m) With a selection of wood wall and base units, vinyl wood effect flooring, radiator, understairs storage with boiler, space for cooker, window to rear and door to:-

CONSERVATORY 17' 8" x 5' 8" (5.38m x 1.73m) Vinyl wood effect flooring, four windows, door to garden, light, electric points and plumbing for washing machine.

### FIRST FLOOR

BEDROOM ONE 12' 10" x 10' 5" (3.91m x 3.18m) With window to front benefiting from secondary glazing, radiator.

BEDROOM TWO 10' 9" x 9' 11" (3.28m x 3.02m) With window to rear, secondary glazing and radiator.

BEDROOM THREE 8' 7" x 7' 8" (2.62m x 2.34m) With window to rear and radiator.

BATHROOM Offers bath, WC, sink, electric shower, vinyl flooring and window to side.

GARDEN Has paved patio area, lawn and shed.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8Mbps.  
 Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 17Mbps.  
 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**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 1100

