

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



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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.  
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Walmley | 0121 313 1991



- A WELL PRESENTED MODERN STYLE THREE BEDROOM SEMI DETACHED HOUSE
- ATTRACTIVE LOUNGE
- WELL FITTED KITCHEN/DINER
- THREE BEDROOMS
- WELL APPOINTED FAMILY BATHROOM
- MULTI VEHICLE DRIVEWAY



25 Kingston Road, Sutton Coldfield, B75 7NY

£325,000





## Property Description

**POPULAR RESIDENTIAL LOCATION** - This well presented semi detached house located in this popular residential location with public transport links, nearby schools, local amenities, parks, walking routes, and cycling routes, this property offers a blend of convenience and lifestyle opportunities. Whether you enjoy a leisurely stroll in the park, a brisk cycle, or the ease of local amenities, this location has it all. This splendid residence has been meticulously maintained and boasts a modern aesthetic that is sure to appeal to discerning buyers.

The well presented accommodation briefly comprises:- Reception hallway with a guest wc off, the spacious lounge that can be utilised to suit a variety of needs, from a formal sitting area to a cosy family room. The heart of the home is its open-plan kitchen. The kitchen is well fitted but also integrates a dining space, making it a perfect spot for hosting dinner parties or enjoying a family meal.

To the first floor is the family bathroom and three well-proportioned bedrooms, offering ample space for rest and relaxation

To the rear is a well maintained enclosed rear garden. **INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED**

Outside to the front the property occupies a pleasant location set back from the road behind a tarmacadam driveway providing off road parking for two vehicles and pathway with gated access to rear.

**CANOPY PORCH** With outside light.

**WELCOMING RECEPTION HALLWAY** Being approached by a composite double glazed reception door with tiled floor, designer radiator, coving to ceiling and door through to guest cloakroom.

**GUEST CLOAKROOM** Being reappointed with a white suite comprising low flush WC, vanity wash hand basin with black mixer tap, complementary tiling to walls, ladder heated towel rail, coving to ceiling and opaque double glazed window to front elevation.

**LIVING ROOM** 15' 11" x 15' 08" (4.85m x 4.78m) Having multi media wall, coving to ceiling, spindle staircase off to first floor accommodation, laminate flooring, radiator, double glazed window to front and opening through to kitchen/diner.

**KITCHEN/DINER** 15' 11" x 9' 02" (4.85m x 2.79m) Kitchen Area: Having a matching range of wall and base units with work top surfaces over, incorporating inset porcelain sink unit, with mixer tap, fitted gas hob with designer extractor hood above, built in electric cooker beneath, space and plumbing for washing machine, space and plumbing for dish washer, space for American style fridge/freezer, double glazed window to rear, wall mounted gas central heating boiler, tiled floor continuing through to dining area.

Dining Area: Having space for dining table and chairs, radiator and double glazed French doors giving access to rear garden.

**FIRST FLOOR LANDING** Approached by a spindle stair case flowing from living room, having designer radiator, access to loft, useful built in linen storage cupboard and doors leading off to bedrooms and bathroom.

**BEDROOM ONE** 15' 05" x 09' 1" (4.7m x 2.77m) Being a dual aspect room with double glazed windows to rear and side elevations, radiator.

**BEDROOM TWO** 10' 00" x 7' 06" (3.05m x 2.29m) Having double glazed window to front, radiator.

**BEDROOM THREE** 9' 09" x 8' 00" (2.97m x 2.44m) Having feature double glazed arch window to front, designer radiator.

**FAMILY BATHROOM** Being luxuriously reappointed with a designer bathroom suite, comprising "P" shaped panelled bath with chrome waterfall mixer tap, fitted shower screen, mains rain water shower over and shower attachment, low flush WC, wash hand basin with chrome waterfall mixer tap, full complementary tiling to walls and floor, chrome ladder heated towel rail, vanity mirror, down lighting, extractor and opaque double glazed window to rear elevation.

**OUTSIDE** To the rear there is a pleasant well maintained enclosed garden with full width decked seating area, with steps leading to neat lawned garden with retaining wall, fencing to perimeter, shrubs and trees and gated access to front.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely a availability for O2 limited availability for EE, Three & Vodafone and data limited availability for EE, Three, O2 & Vodafone  
Broadband coverage -  
Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 18 Mbps.

Networks in your area:- Openreach

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

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