

FOR SALE



Wanstead Grove, Kingstanding, B44 0DA

3 Bedrooms, 1 Bathroom, Mid Terraced House

£220,000

MARTIN&CO

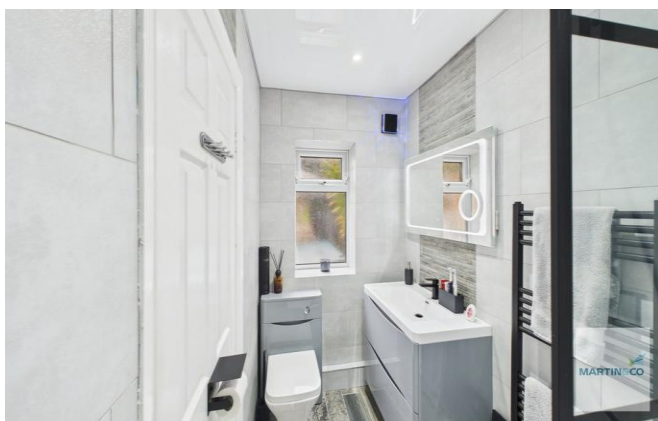


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3 Bedrooms, 1 Bathroom

£220,000

- MID TERRACED PROPERTY
- THREE BEDROOMS
- LOUNGE
- FITTED KITCHEN
- RE-FITTED G-FLOOR SHOWER ROOM



Martin & Co are pleased to offer this very nicely presented terraced property ideally situated in a cul de sac location near to Schools, shops, transport links and amenities.

The lovely home is set behind a driveway for two to three cars. The front door leads to the hall with stairs off and a door to the welcoming lounge ideal to relax in. There is a modern fitted kitchen with wall and base units and further door leading to the re-fitted modern shower room with three piece suite.

On the first floor is a landing with storage cupboard and doors to the three bedrooms.

The rear garden has a good sized patio ideal for garden furniture and lawed garden perfect for any family or friends to enjoy.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED

HALL

LOUNGE 16' 7" x 11' 11" (5.05m x 3.63m)

FITTED KITCHEN 9' 11" x 9' 1" (3.02m x 2.77m)

SHOWER ROOM 8' 11" x 4' 6" (2.72m x 1.37m)

LANDING

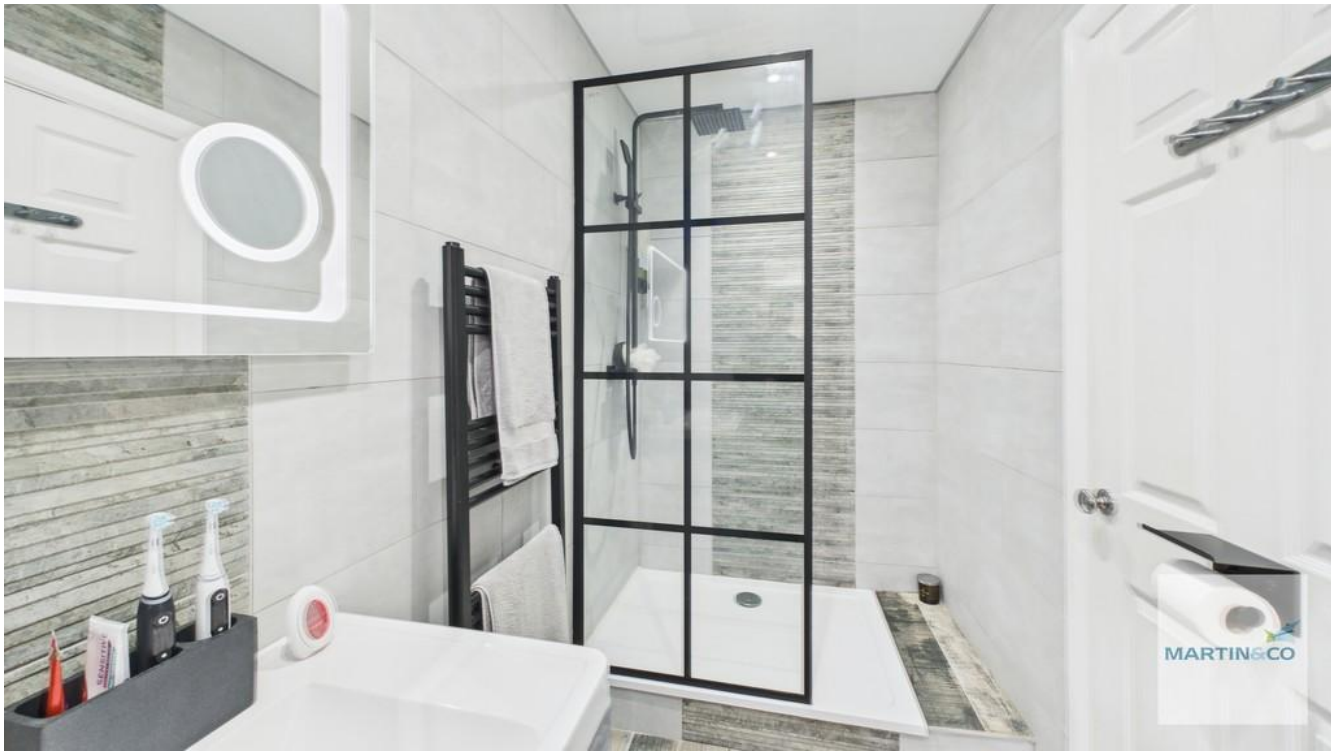
BEDROOM ONE 17' 1" x 13' 5" (5.21m x 4.09m)

BEDROOM TWO 9' 5" x 9' 5" (2.87m x 2.87m)

BEDROOM THREE 9' 6" x 7' 4" (2.9m x 2.24m)

REAR GARDEN

GENERAL INFORMATION GENERAL INFORMATION
COUNCIL TAX BAND - A

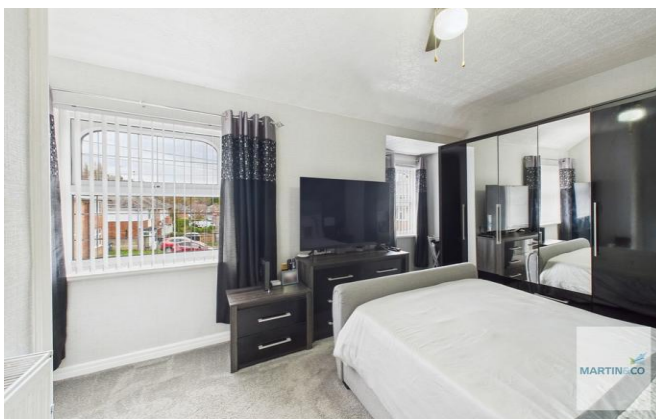


FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

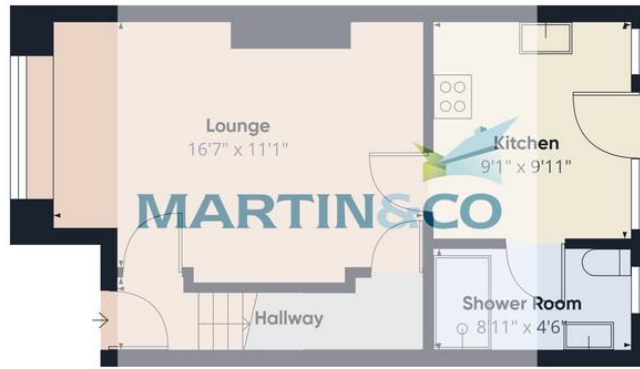
Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floor 0



Floor 1

Approximate total area[®]
745 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.