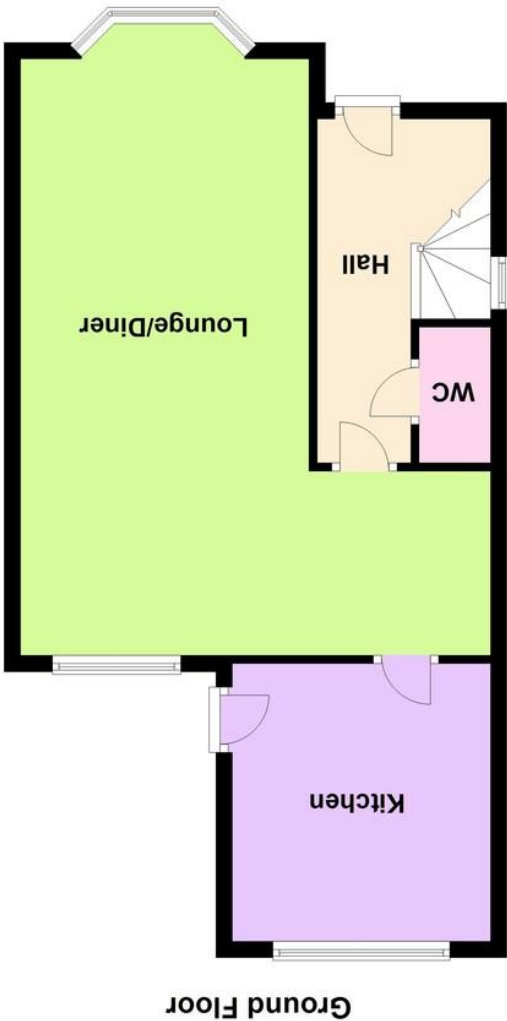
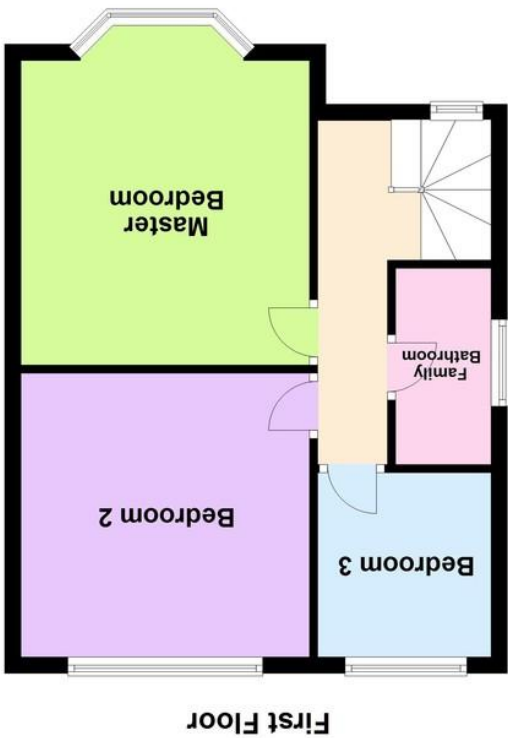


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

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Great Barr | 0121 241 4441



- Extended Semi-Detached Property
- Spacious Lounge/Diner
- Extended Kitchen
- Ground Floor W.C.
- Three Good Size Bedrooms
- Family Bathroom

109 Kingstanding Road, Birmingham, B44 8JU

Offers Over £220,000



Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL THIS EXTENDED THREE BEDROOM PROPERTY is ideally situated for all amenities including local shops, good schools with public transport on hand. Offering WELL PROPORTIONED accommodation throughout. MUST BE VIEWED to fully appreciate the overall size and presentation of the accommodation on offer.

APPROACH having gated driveway providing ample off road, low maintenance garden, access to front reception door, outbuilding and rear via side gate.

HALL approached via reception door, ceiling light point, central heating radiator, stairs leading off to first floor accommodation and doors off to all rooms.

GUEST W.C. having ceiling light points, wash hand basin, low flush W.C., storage and extractor fan.

LOUNGE/DINER 25' 10" (max.) x 20' 11" (max.) (7.87m x 6.38m) having double glazed window to front, ceiling light point, wall light points, power points, two central heating radiators, feature fire surround with inset gas fire, double glazed window to rear and door to kitchen.

KITCHEN 11' 2" x 10' 5" (3.4m x 3.18m) having double glazed window to rear, ceiling light point, power points, central heating radiator, a range of matching wall/base units with work surfaces over, complimentary tiling to walls, inset stainless steel sink unit with mixer tap over, ample space for a range of kitchen appliances including plumbing for washing machine and door to rear into garden.

FIRST FLOOR LANDING having ceiling light point and doors off to all rooms.

MASTER BEDROOM 14' 1" (max. into bay) x 10' 4" (4.29m x 3.15m) having double glazed bay window to front, ceiling light point, power points, a range of fitted wardrobes throughout and central heating radiator.

BEDROOM TWO 10' 8" x 10' 4" (3.25m x 3.15m) having double glazed window to rear, ceiling light point, power points, built-in wardrobe space and central heating radiator.

BEDROOM THREE 6' 11" x 9' 0" (2.11m x 2.74m) having double glazed window to rear, ceiling light point, power points and central heating radiator.

FAMILY BATHROOM having opaque double glazed window to side, ceiling light point, a matching suite comprising of panelled bath with taps over, pedestal wash hand basin, low flush W.C., shower cubicle with shower over, complimentary tiling to floors/walls and heated towel rail.

OUTSIDE

REAR GARDEN having paved patio area, steps leading up to a mainly lawned area with a range of plants/shrubs and access to outbuilding.

OUTBUILDING having power/lighting and providing ample storage space.

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.

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Please note that all measurements are approximate.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441