

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



**LEGAL READY**

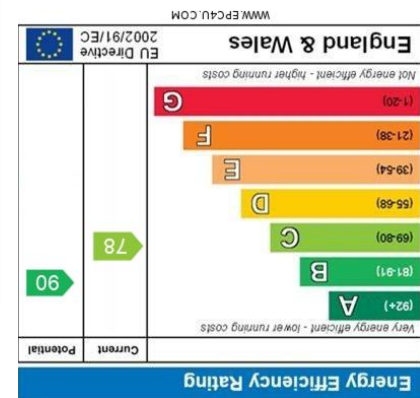
“How does this help me?”

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

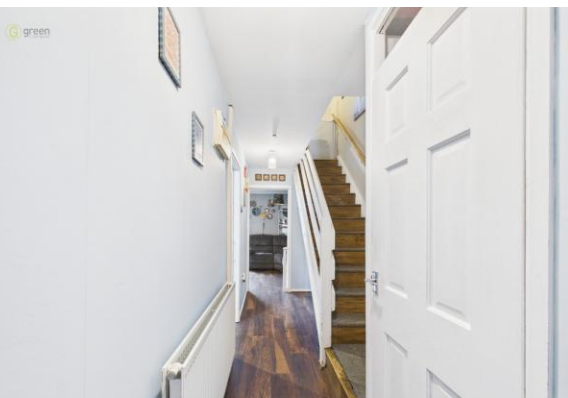
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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

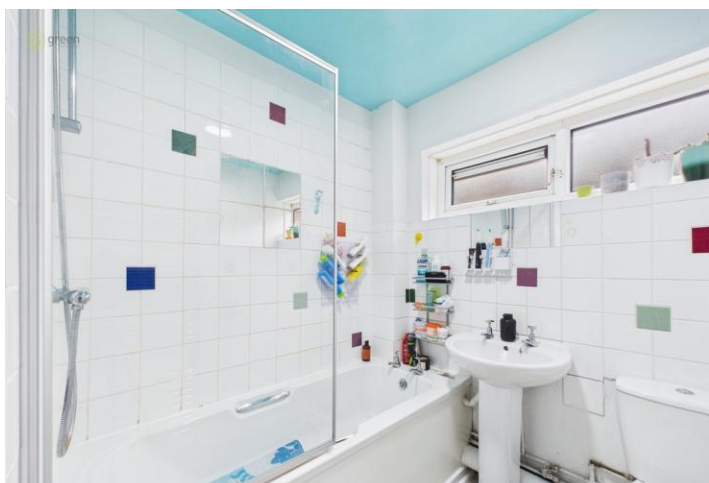


- PERFECT FOR FIRST TIME BUYERS
- THREE SIZEABLE BEDROOMS
- WALKING DISTANCE TO SUTTON PARK
- RECENTLY FITTED KITCHEN
- BAY PARKING

Banners Walk, Kingstanding, Birmingham, B44 0TD

£180,000





## Property Description

Are you looking for an affordable property within walking distance to Sutton Coldfield Park? This could definitely be for you! Now on the market is this great 3 bedroom home that looks on to a local park practically made for first time buyers. Inside this home you will find a recently fitted kitchen with integrated oven, hob and extractor fan; with all that included, the kitchen still has more than enough room to include a dining room which is perfect for those looking for a dining kitchen! Moving on you will find a sizeable living room with sliding doors out to your garden! This makes the room a great spot all year round and brings a comfort feeling once you enter. Downstairs you will find a downstairs W/C which is hard to come by on houses at this value and standard! Upstairs you will find 3 reasonable sized bedrooms along with the family bathroom. The master bedroom will be the favorite of the home offering a great space along with views over the park. To the rear you have an easily maintainable garden which can be molded to however you like to enjoy your summers! Out there you can also choose to take stairs down to this home's parking offering rear access or just an easier to trip back home. The real selling point to this home isn't just the price but the location, the home of course is set on a walking trail in this very quite park; but if you keep following this trail you'll be entering Sutton park. For first time buyers this is a no brainer, so do no miss out on having a look at this home in person!

**OUTSIDE** To the front is a fenced front garden with paved slabs to the front door leading to:-

**PORCH** Having double glazed windows to side and having space for washing machine and dryer, leading to:-

**HALLWAY** Laminate wood flooring, gas central heating radiator, ceiling light.

**KITCHEN** 15' 4" x 9' 8" (4.67m x 2.95m) Having vinyl flooring, wall and base units, built-in oven, hob and extractor fan, space for double fridge, double glazed window to front, space for dishwasher, sink with mixer tap, ceiling light and gas central heating radiator.

**GUEST WC** Tiled walls, laminate wood flooring, wc, hand wash basin, ceiling light.

**LIVING ROOM** 9' 10" x 15' 11" (3m x 4.85m) Laminate wood flooring, double glazed window to rear, gas central heating radiator, ceiling light, double glazed sliding doors to the garden.

**FIRST FLOOR LANDING** Wood flooring, ceiling light.

**BEDROOM THREE** 6' 10" x 9' 11" (2.08m x 3.02m) Carpeted, double glazed window to rear, ceiling light, gas central heating radiator.

**BEDROOM TWO** 12' 11" x 5' 9" (3.94m x 1.75m) Wood flooring, gas central heating radiator, double glazed window to rear, ceiling light.

**BEDROOM ONE** 12' 8" x 9' 8" (3.86m x 2.95m) Gas central heating radiator, double glazed window to front, ceiling light, laminate wood flooring.

**BATHROOM** 5' 10" x 6' 1" (1.78m x 1.85m) Bath with overhead shower, fully tiled walls, laminate wood flooring, gas central heating towel radiator, wc, hand wash basin and double glazed window to front.

**OUTSIDE** Rear garden has slabbed area leading to lawn, fenced surrounds, out-building, steps to parking.

Council Tax Band B - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:  
EE and O2 - Good outdoor, variable in-home

Three - Good outdoor

Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 47 Mbps. Highest available upload speed 10 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Virgin Media, 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.

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