

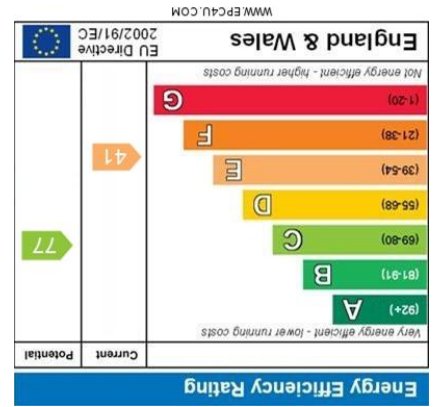
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE



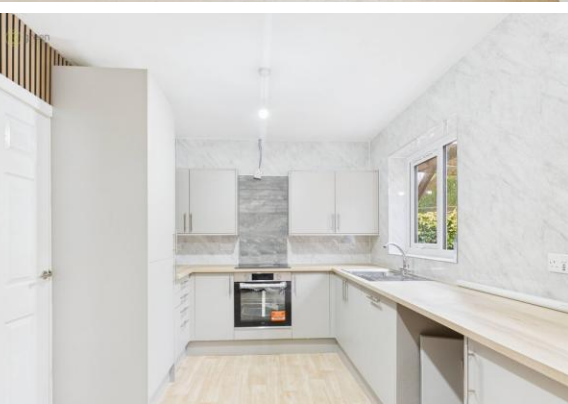
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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.



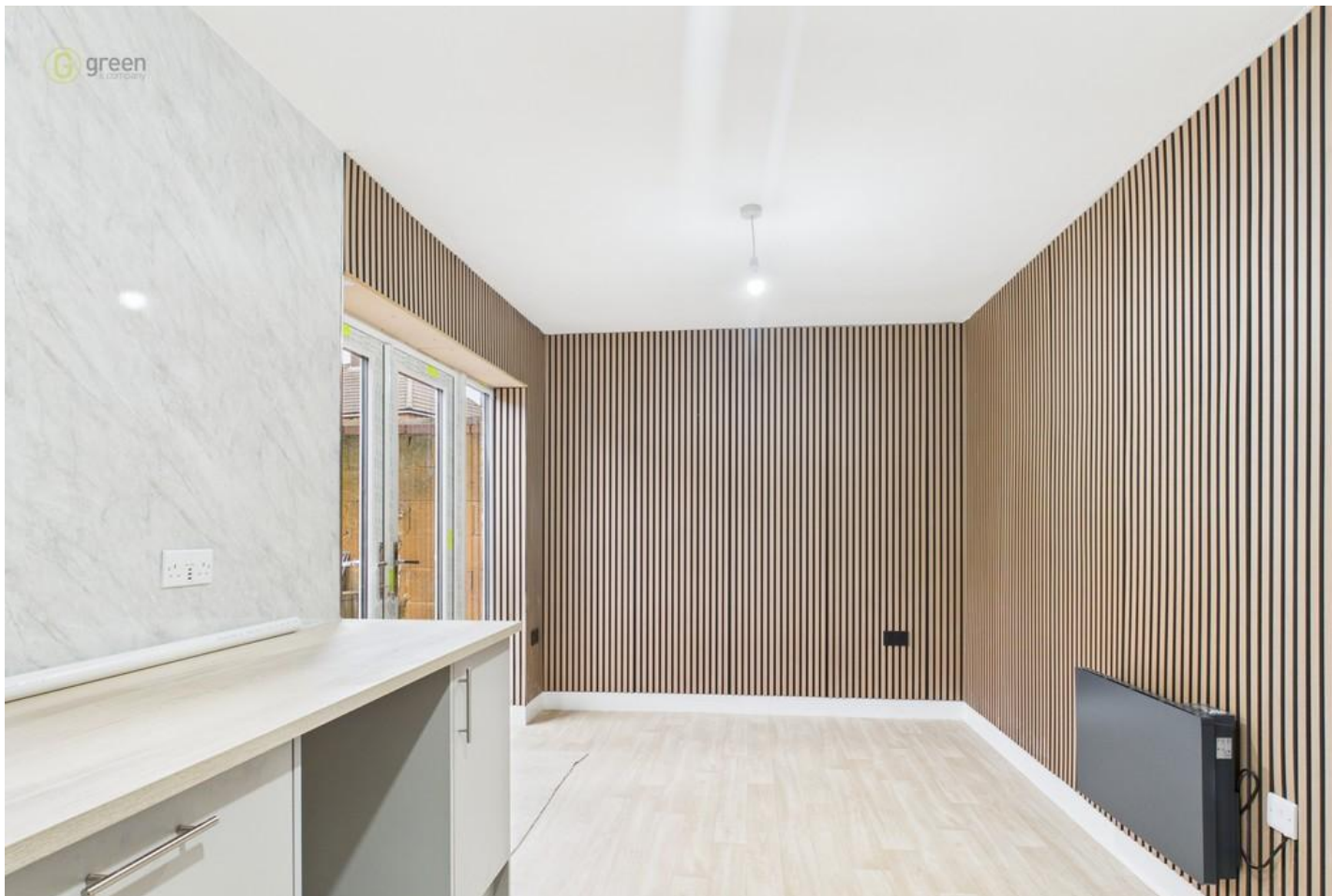
Great Barr | 0121 241 4441



- SEMI DETACHED
- REFURBISHED TO A HIGH STANDARD
- NO UPWARD CHAIN
- HALLWAY
- DELIGHTFUL LOUNGE
- MODERN FITTED DINING KITCHEN

Brompton Road, Kingstanding, Birmingham, B44 9PJ

Offers In Excess Of  
£230,000



## Property Description

**DESCRIPTION** A perfect first time buyer friendly home has just come to market. On a great residential road in Kingstanding, you will find this delightful 3 bedroom semi-detached home completed to a great standard. To the front you have lawn with potential to create parking for vehicles along with side access to the rear garden. As you enter you will find a light and airy hallway leading you to the living room or straight upstairs. In the living room you have a large double glazed window overlooking the front along with a feature electric fire and storage to the side. Also in the living room is electric heating which you will find throughout, this means the next buyer will benefit from the future proofing and efficiency these heaters provide. Under the stairs you will find storage neatly tucked away, perfect for keeping eye sores out of sight. Next is the kitchen/diner; beautifully decorated with panel feature walls and a newly fitted sleek modern kitchen. With integrated goods and views over the garden this room is easily my favorite. Moving upstairs you will find a large landing with further storage along with 3 reasonably sized bedrooms with the master being the largest and benefiting again with views over the garden. Also upstairs, is the newly fitted bathroom which comprises of a W/C, sink and a large bath tub with a shower over head. To the rear you have a stunning, mature garden easily maintained with sea ting arrangement and wooden pergola - all waiting for the Summer season.

In total, the price and standard of this home makes this property a must have for first time buyers looking to move straight in to their dream first home. If you're interested in finding out more or arranging a viewing, call or email the office now!

The property is approached via paved steps with lawn to side leading to :-

**CANOPY PORCH** With feature front entrance door to :-

**RECEPTION HALL** Having wall mounted electric heater, obscure double glazed window to side, stairs to first floor, ceiling light point and door through to :-

**LOUNGE** 14' 4" x 11' 11" (4.37m x 3.63m) Having double glazed window to front, built in storage cupboards to either side of chimney recess, wall mounted electric heater, door to useful understairs storage cupboard, ceiling light point and door through to :-

**DINING KITCHEN** 17' 7" x 8' 8" (5.36m x 2.64m) Having a range of base, wall and drawer units with work surfaces over, stainless steel sink unit with mixer tap and drainer to side, integrated oven with four ring electric hob over, space and point for appliance, double glazed window to rear, double glazed French doors leading to rear garden, two ceiling light points and wall mounted electric heater.

### FIRST FLOOR

**LANDING** Approached via return staircase having obscure double glazed window to side, ceiling light point, access to loft space, doors off to bathroom, bedroom and doorway through to :-

**INNER HALL** Having ceiling light point and doors off to two further bedrooms.

**BEDROOM ONE** 9' 7" x 10' 10" (2.92m x 3.3m) Having double glazed window to rear, wall mounted electric heater and ceiling light point.

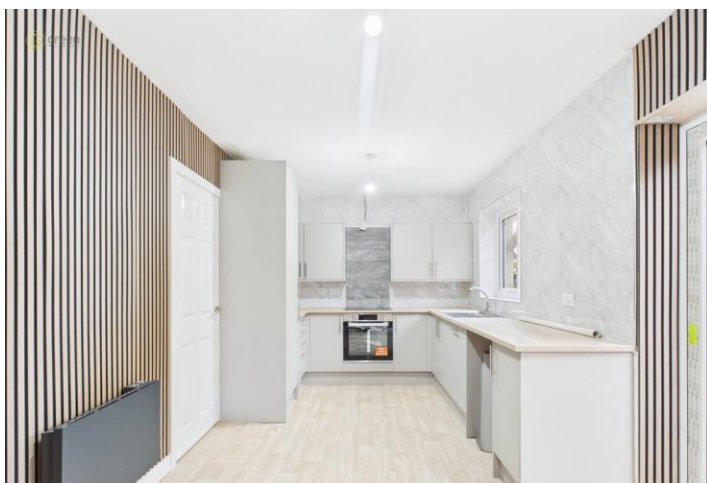
**BEDROOM TWO** 7' 2" x 9' 11" (2.18m x 3.02m) Having double glazed window to front, wall mounted electric heater and ceiling light point.

**BEDROOM THREE** 10' 1" x 7' 0" (3.07m x 2.13m) Having double glazed window to front, door to useful storage cupboard over stairs, wall mounted electric heater and ceiling light point.

**BATHROOM** Having a white suite comprising; low flush WC, pedestal wash hand basin set into vanity unit, panel bath with fitted shower over, ceiling spotlighting, chrome wall mounted electric heater and obscure double glazed window to rear.

**REAR GARDEN** Having pebbled patio area with steps up, pebble path, lawn to side, further patio area to the rear, fenced boundaries and tradesman side entrance.

Council Tax Band B Birmingham City Council



Utility Supply  
Electric - Mains  
Gas - N/A  
Water - Mains  
Heating - Electric  
Sewerage - Mains

**Flood Risk**  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Virgin Media, Openreach, CityFibre

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?**  
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