

FOR SALE



Sidcup Road, Kingstanding

3 Bedrooms, 1 Bathroom, End Terraced Property

Offers In Region Of £210,000





- END TERRACED PROPERTY
- THREE BEDROOMS
- FITTED KITCHEN
- LOUNGE
- GROUND FLOOR BATHROOM
- REAR GARDEN
- NO UPWARD CHAIN

Martin & Co are pleased to offer this end terraced property ideally located near Schools, Shops and transport links.

On the ground floor is a good sized lounge, fitted kitchen with a range of wall and base units and bathroom with three-piece suite.

On the first floor are three bedrooms with the main bedroom having a walk in wardrobe. To the rear is a lawned garden with slabbed patio ideal for garden furniture.

The property is offered with no upward chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



HALLWAY

LOUNGE 13' 9" x 11' 3" (4.19m x 3.43m)

KITCHEN 11' 4" x 9' 3" (3.45m x 2.82m)

BATHROOM 9' 4" x 5' 3" (2.84m x 1.6m)

LANDING

BEDROOM ONE 13' 10" x 10' 8" (4.22m x 3.25m)

BEDROOM TWO 12' 8" x 9' 6" (3.86m x 2.9m)

BEDROOM THREE 9' 5" x 7' 4" (2.87m x 2.24m)

Information

COUNCIL TAX BAND - A

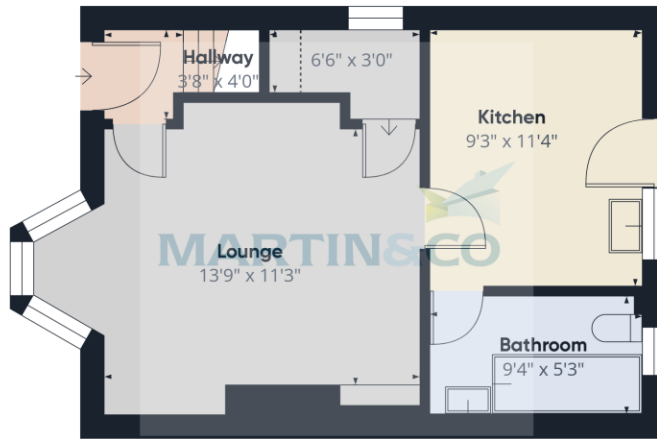
FIXTURES AND FITTINGS as per sales brochure.

TENURE

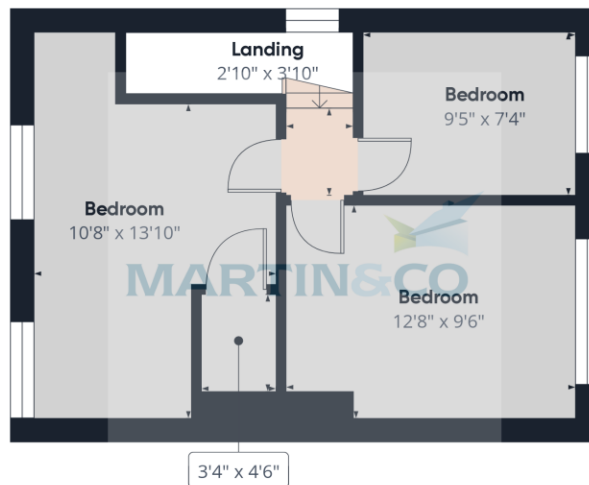
Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾

747.45 ft²

Reduced headroom

3.87 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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 form 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.