

# Clandon Close, Kings Norton



Offers Over £235,000

# Clandon Close, Kings Norton

- Mid Terraced
- 2 Reception Rooms
- Refitted Kitchen
- Well Presented
- UPVC Double Glazing
- 3 Bedrooms
- Converted Garage To Dining Room
- Refitted Bathroom
- Off-Road PArking
- Ideal Family Home

Tenure: Freehold  
Council Tax Band: B

KLARICO Estate Agents are delighted to present this stunning 3 bedroom property located within a prominent part of Birmingham. Features off-road parking to the front, refitted kitchen and bathroom and provides further scope to be extended (stpp).

Welcome to this charming property located in the heart of Clandon Close, Birmingham within the catchment of good schools in Kings Heath. This delightful mid-terrace house boasts two reception rooms, three cosy bedrooms, and a modern bathroom, making it an ideal family home.

One of the standout features of this property is the off-road parking available for multiple vehicles, ensuring convenience for you and your family or guests. Additionally, the garage has been thoughtfully converted into extra living space, providing versatility and room for various activities.

Recently renovated, this house is presented in excellent condition, ready for you to move in and add your personal touch. The property's well-maintained interior and exterior make it a truly inviting space to call home.

Whether you're looking for a peaceful retreat or a place to entertain friends and family, this property offers the perfect balance of comfort and style. Don't miss out on the opportunity to make this house your own and create lasting memories in a wonderful setting.

## Lounge

5.40m x 3.70m (17'8" x 12'1")  
Double glazed window to rear, patio doors to rear garden, carpet, ceiling light, wall mounted radiator, coving to ceiling

## Dining Room

5.20m x 2.30m (17'0" x 7'6")

## Kitchen

Double glazed window to front, laminate flooring, ceiling light, worktop, storage cupboards, drainer sink with mixer tap, integrated gas cooker with double oven, plumbing for white goods, extractor hood

## Bedroom 1

3.70m x 3.30m (12'1" x 10'9")  
Double glazed window to rear, carpet, ceiling light, wall mounted radiator, coving to ceiling

## Bedroom 2

3.60m x 2.80m (11'9" x 9'2")  
Double glazed window to front, carpet, ceiling light, wall mounted radiator, coving to ceiling

## Bedroom 3

2.50m x 1.70m (8'2" x 5'6")  
Double glazed window to front, carpet, ceiling light, wall mounted radiator, coving to ceiling

## Bathroom

2.00m x 2.00m (6'6" x 6'6")  
Privacy double glazed window to rear, toilet, pedestal sink with mono taps, bath with shower unit, heated towel rail, extractor, ceiling light

## Rear Garden

Patio, laid lawn, fence panels to boundaries, rear access

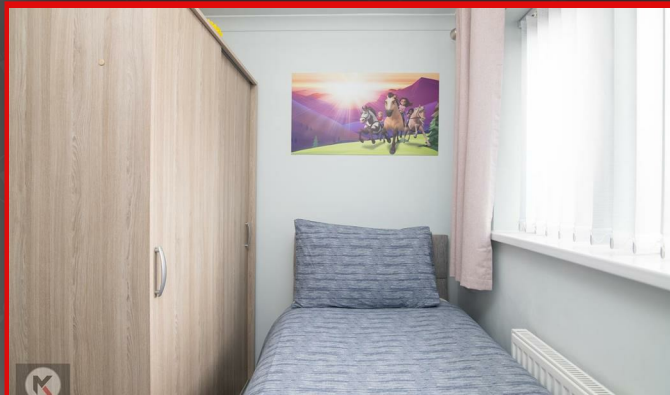
## Directions

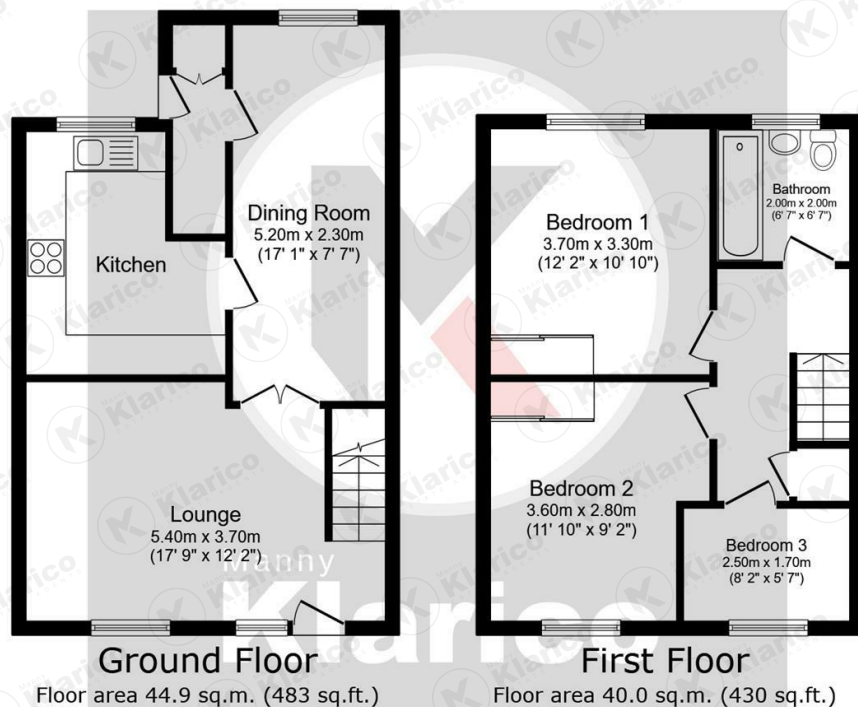


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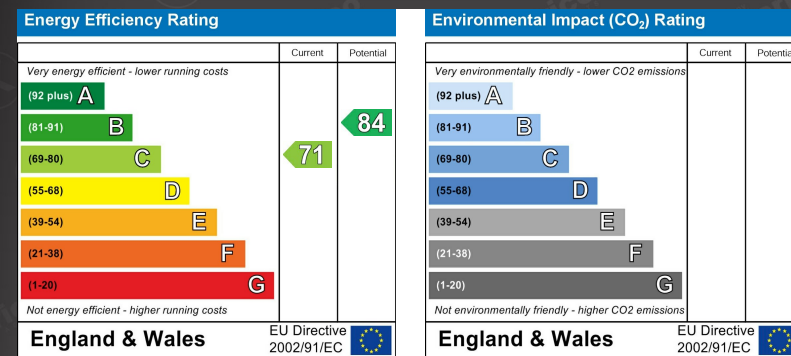
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TOTAL: 84.8 sq.m. (913 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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