



£1,150

8 Kings Close, Kings Norton, Birmingham, West Midlands, B30 3AR



# 8 Kings Close, Kings Norton, Birmingham, West Midlands, B30 3AR

**\*\*TWO BEDROOM MID TERRACE CLOSE TO KINGS NORTON GREEN\*\*** Being situated on Kings Close, located off Wharf Road and close to the historical Kings Norton Green, with local amenities, shops, transport links and schools. The property briefly comprises of: entrance hall, guest WC, living room with French doors giving access to the rear garden and kitchen. To the first floor there are two bedrooms and house bathroom. The property also benefits from central heating, double glazing, an allocated parking space Available now. Energy Efficiency Rating C. Please call our office to view.

## Approach

The property is approached via a private driveway leading to a communal parking area with an allocated parking space and a further visitor parking space with pathway and mature lawn area leading to an obscured double glazed front entry door with accompanying window to the side aspect opens into:

## Hallway

With stairs giving rise to the first floor accommodation, laminate wood effect floor covering, central heating radiator, ceiling light point, under stairs storage area and doors opening into:

## Downstairs WC

With low flush push button WC, wall mounted extractor fan, ceiling light point, central heating radiator, wall mounted wash hand basin with two taps over and tiling to splash backs areas.

## Kitchen

6'11" max x 12'4" (2.124 max x 3.780)  
With double glazed window to the front aspect, wall mounted fuse box, central heating radiator, a selection of matching wall and base units with integrated oven and four ring burner gas hob with extractor over, wall mounted central heating boiler, tiling to splash back areas, space facility for fridge freezer and washing machine, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, wall mounted extractor fan and ceiling light point.

## Living Room

13'9" x 13'3" (4.206 x 4.052)  
With laminate wood effect floor covering, double glazed French doors giving access to the rear garden, central heating radiator and ceiling light point.

## First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with loft access point, ceiling light point and doors opening into:

## Bedroom One

13'9" max x 11'1" max (4.207 max x 3.382 max)  
With double glazed window to the rear aspect, central heating radiator and ceiling light point.

## Bedroom Two

8'5" max x 13'9" max x 10'4" min (2.567 max x 4.211 max x 3.151 min)  
With two double glazed windows to the front aspect, central heating radiator and ceiling light point.

## Bathroom

7'6" x 6'0" (2.289 x 1.830)  
With tiling to splash back areas, central heating radiator, low flush push button WC, wash hand basin on pedestal with two taps over, bath with two tap over and mains powered shower over, ceiling mounted extractor fan and ceiling light point.

## Rear Garden

With a step leading down from the living area leading to a block paved patio area leading to a mature lawned area and finished with panel fencing to all borders.

## Council Tax

According to the Direct Gov website the Council Tax Band for 8 kings close, kings Norton , Birmingham. B30 3AR is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.

## Tenure

We believe the property is Freehold subject to confirmation by a Solicitor.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

