



## 29 Bunbury Gardens

Kings Norton, Birmingham, B30 1BA

Offers Over £125,000



**\*NO CHAIN - IDEAL PROJECT!\*** Tucked away in this quiet cul-de-sac is this ideal project or first home which requires a full scheme of updating throughout and is offered with no onward chain. Well placed for all the area has to offer including good transport links via the nearby Kings Norton train station and local bus routes. The house itself offers the following; front garden and porch, hallway, living room, dining room, kitchen and rear garden. To the first floor there are two good bedrooms and a bathroom. To book your viewing please call our Bournville sales team.



#### Approach

The property is approached via a communal parking with stepped front garden with mature lawn with decorative flowerbeds and shrubs, side stepped pathway giving access to the side of the property and steps leading up to a frosted double glazed frosted UPVC door opening into:

#### Porch

With laminated floor covering and frosted hardwood door opening into:

#### Entrance Hall

With a sliding door opening into a storage cupboard housing gas and electric meter, stairs giving rise to the first floor, ceiling light point and interior door opening into:

#### Living Room

11'8" x 14'6" (3.56 x 4.42)

With double glazed window to the front aspect, ceiling light point, inset gas fire (untested) and frosted glazed interior window and door opening into:

#### Dining Room

8'0" x 9'2" (2.45 x 2.8)

With double glazed sliding door to the rear garden, ceiling light point and sliding door opening into:

#### Kitchen

9'5" x 6'6" (2.888 x 2)

With a selection of wall and base units, stainless steel sink and drainer with hot and cold mixer tap, plumbing facility for washing machine, plumbing facility for a gas cooker, double glazed window to the rear, tiling to splash backs, ceiling light point and sliding door opening into under stairs storage cupboard.

#### First Floor Accommodation

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

#### Bathroom

8'6" x 6'3" (2.6 x 1.92)

With cast iron bath with hot and cold mixer tap, wash hand basin on pedestal, low flush WC, airing cupboard housing the hot water tank, tiling to splash backs, frosted double glazed window to the rear aspect and ceiling light point.

#### Bedroom One

12'0" x 11'11" (3.68 x 3.65)

With double glazed window to the front aspect, door opening into over stairs walk-in storage cupboard and ceiling light point.

### Bedroom Two

10'6" x 8'4" (3.22 x 2.56)

With double glazed window to the rear and ceiling light point.

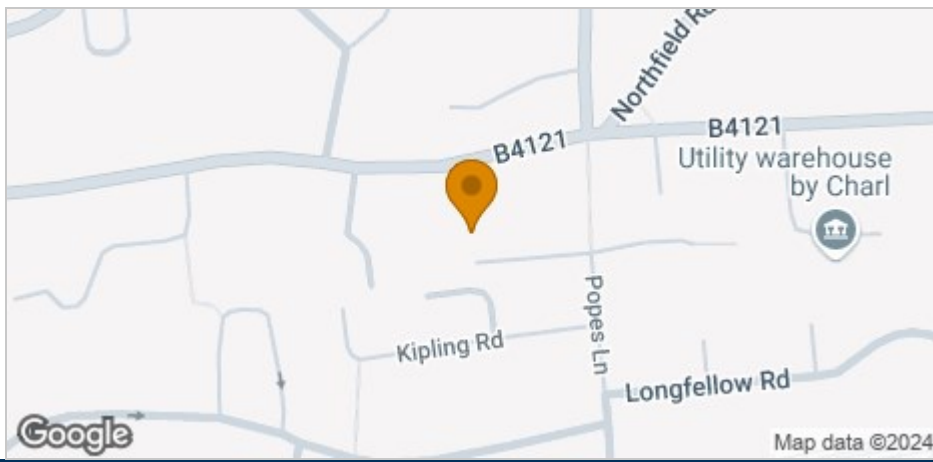
### Rear Garden

With a wooden side access gate giving access to the side pathway, garden area being laid mainly to lawn and pathway giving access to the rear garden shed and being finished with panel fencing to all borders.

### Garage

Located in a separate block away from the property.





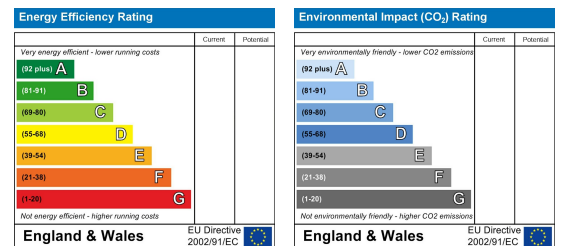
## Floor Plan



## Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.