



Redditch Road, Kings Norton, Birmingham

2    





- 2 BED TERRACE
- MODERN
- SOUGHT AFTER LOCATION

- PRESENTED WELL
- DRIVEWAY

The property is entered via a welcoming entrance hall which provides access to all ground floor accommodation. The modern fitted kitchen diner offers ample storage and worktop space, making it ideal for everyday use and entertaining. The living room is well proportioned and features French doors opening directly onto the rear garden, allowing plenty of natural light. A convenient downstairs WC completes the ground floor.

To the first floor, the property offers two well-sized double bedrooms, both providing comfortable living space, along with a contemporary family bathroom fitted with modern fixtures.

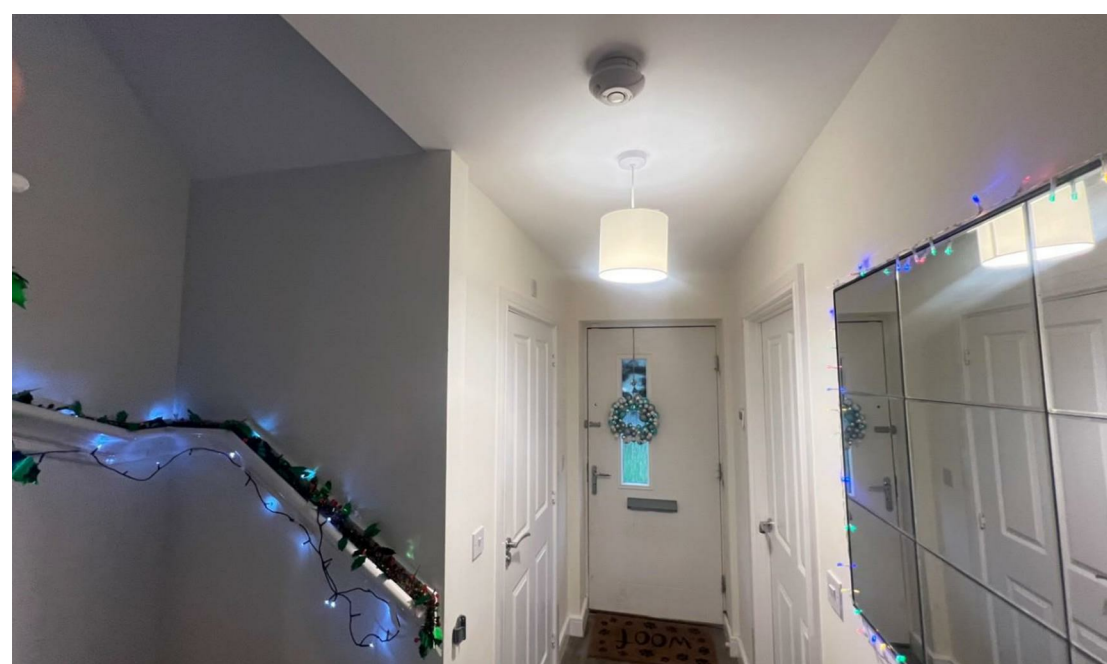
Externally, the property benefits from a generous private and enclosed rear garden, featuring a raised patio area ideal for outdoor seating and entertaining. To the front, a driveway provides off-street parking.

Price: £230,000













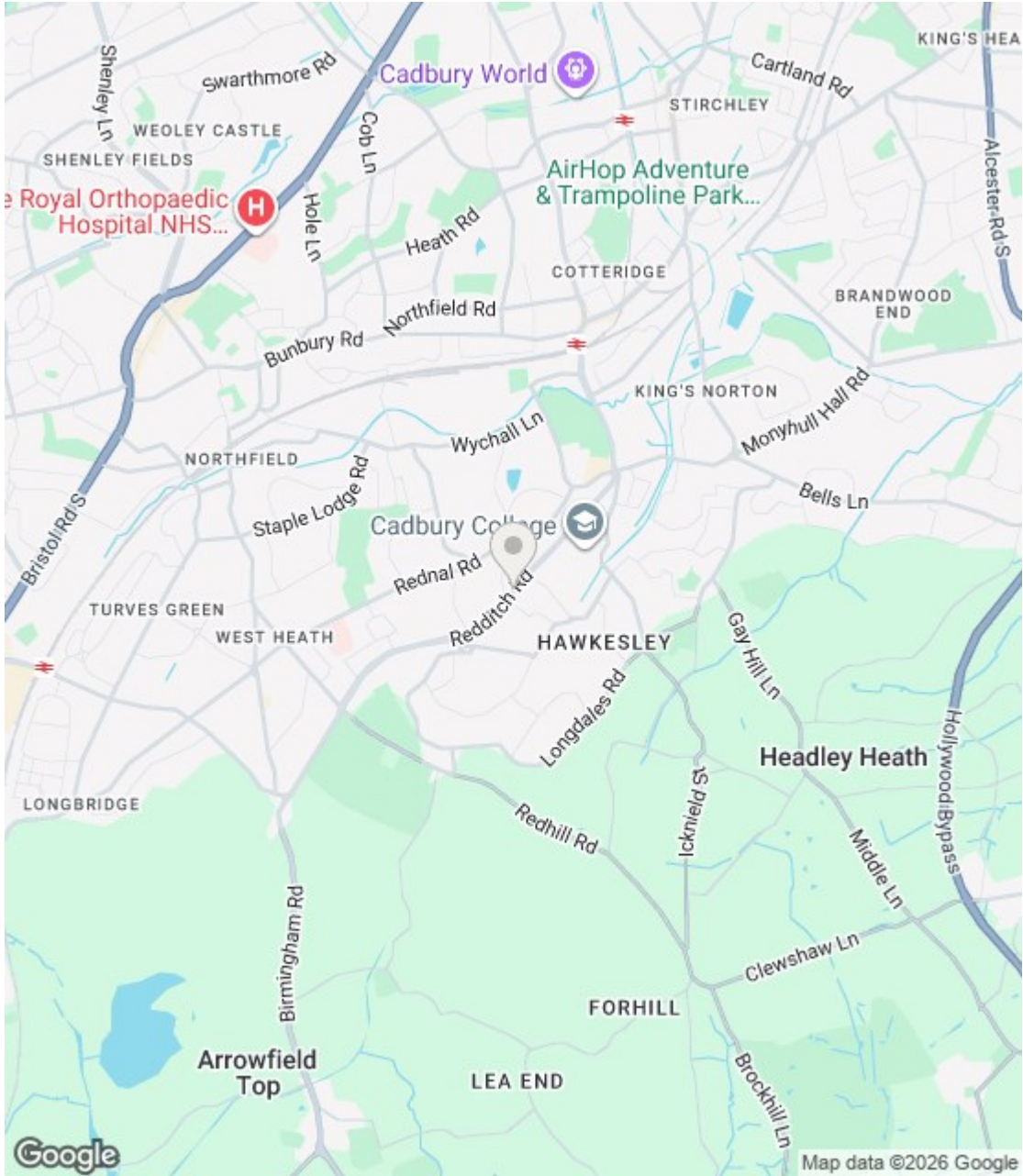
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

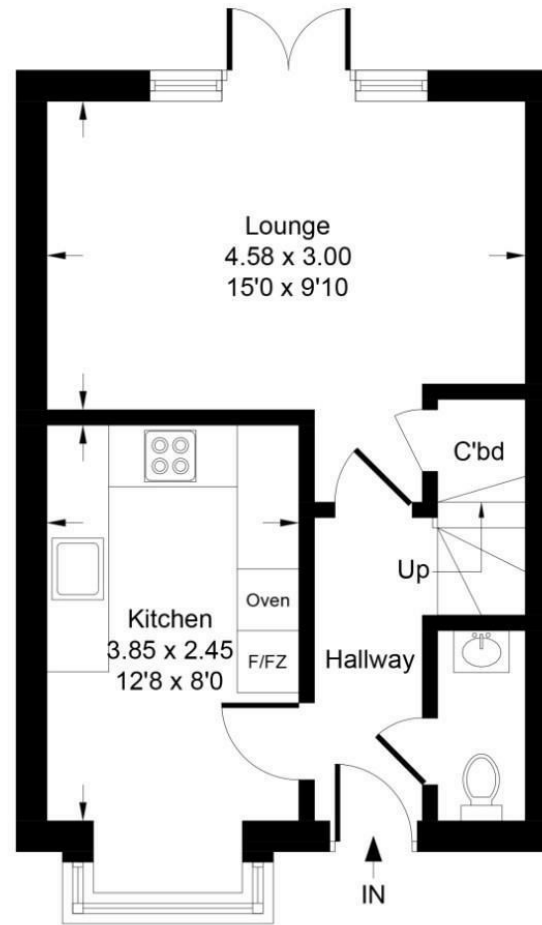
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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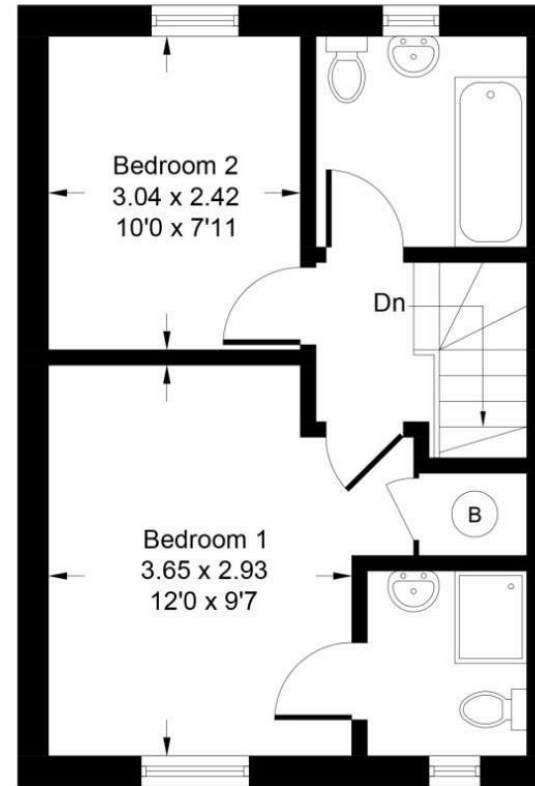
**PRS** Property  
Redress  
Scheme



Approximate Gross Internal Area  
66.54 sq m / 716 sq ft



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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