



## 2 Manitoba Croft

Kings Norton, Birmingham, B38 9QJ

Offers In The Region Of £230,000



Offering this three bedroom, family home set within a popular residential location in Kings Norton. This centrally heated and double glazed property (both where specified) briefly comprising of; fore garden with front driveway providing off road parking, and land with the potential to extend (subject to planning permissions), porchway, hallway, ground floor WC, 'L' shaped living room, kitchen, garage and rear garden. To the first floor there are three bedrooms and bathroom. Sold with no upward chain. Viewings are highly recommended and can be arranged via our Kings Norton Office.



#### Approach

The property is approached via driveway leading to a metal up and over door to garage, side access point and double glazed obscured front entry door opening into:

#### Porch

With a single glazed obscured window overlooking the WC and further glazed door opening into:

#### Hallway

With ceiling strip light point, door opening into storage cupboard, further storage cupboard, laminate wood effect flooring and door opening into:

#### Ground Floor WC

With low flush WC, tiling to splash back areas, space saver sink with two taps over and ceiling light point.

#### Kitchen

9'4" x 8'2" (2.856 x 2.503)

With double glazed window to the side aspect, double glazed obscured door giving access to the rear garden, tiling to splash back areas, a selection of matching wall and base units, space facility for cooker and fridge freezer, sink and drainer with two taps over and ceiling light point.

#### Living Room

16'8" max x 15'7" max (5.103 max x 4.758 max)

With laminate wood effect floor covering, two double glazed windows to the rear aspect, central heating radiator, two ceiling light points and garage.

#### First Floor Accommodation

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

#### Bathroom

8'5" max x 6'7" max (2.578 max x 2.022 max)

With lino to flooring, tiling to splash backs, double glazed obscure window to the front aspect, ceiling light point, bath with two taps over and wall mounted electric shower above, sink on pedestal with two taps over, low flush WC, central heating radiator and cupboard housing water tank.

#### Bedroom One

9'11" x 12'4" (3.042 x 3.779)

With central heating radiator, double glazed windows to the front aspect and ceiling light point.

#### Bedroom Two

10'0" x 15'11" (3.062 x 4.866)

With double glazed window to the rear aspect, central heating radiator and ceiling light point.

#### Bedroom Three

6'8" x 11'0" (2.057 x 3.371)

With double glazed window to the rear aspect, central heating radiator and ceiling light point.

#### Rear Garden

Being accessed from the kitchen leads to paved patio area with a pathway leading to the rear aspect, side access to drive area mature lawned area with a selection of mature trees and bushes.

#### Garage

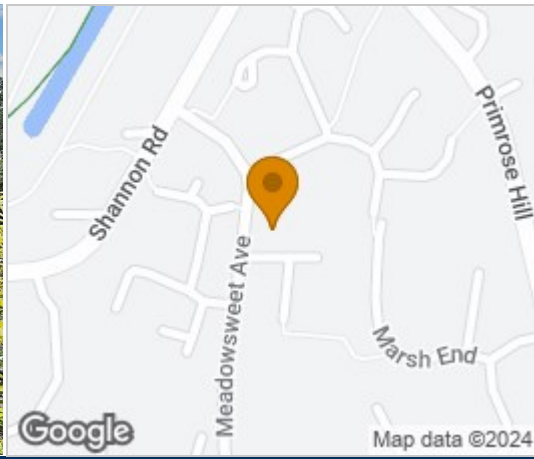
9'8" x 17'0" (2.957 x 5.200)

With metal up and over door, Worcester boiler, ceiling light point and electric fuse box.

#### Tenure

We have been informed by our vendors the property is Freehold.





## Floor Plan

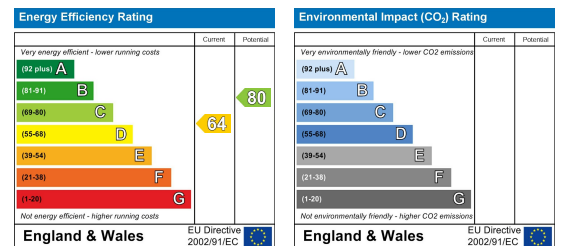
**Manitoba Croft**  
For illustrative purposes only, NOT to scale.



## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.