



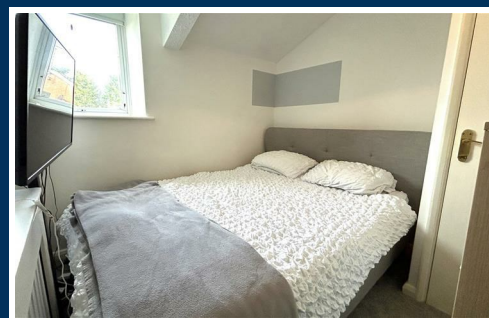
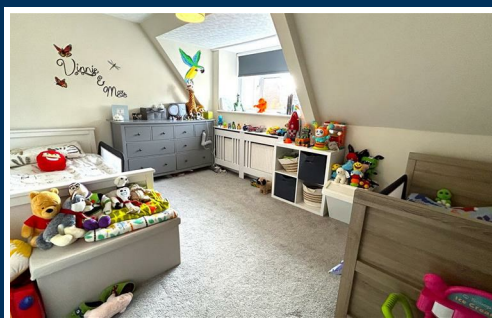
206 The Fairway

Kings Norton, Birmingham, B38 8YN

Offers Over £190,000



LOVELY TWO BEDROOM END OF TERRACE HOME WITH GARAGE! Located in this popular spot, with steps leading from The Fairway to this secluded spot. This two bedroom end of terrace home, ideally placed for all of the local amenities, including transport links and schools the accommodation on offer briefly comprises; fore garden, hallway, kitchen, living room and rear garden giving access to the rear garage and off road parking. To the first floor there are two bedrooms and a bathroom. EPC Rating D. To arrange your viewing please call our Kings Norton office or click the link for the full virtual tour.



Approach

Via steps leading down from The Fairway, leading to a communal garden area and the property is approached via fore garden with path way leading to a double glazed, stained glass entry door opening into:

Hallway

With laminate wood effect flooring, central heating radiator, useful storage cupboard, further storage cupboard house appliance and opening into:

Kitchen

7'1" (max) x 8'0" (max) (2.180 (max) x 2.451 (max))

With a selection of wall and base units, tiled flooring, tiling to splashback, stainless steel sink and drainer unit with a mixer tap, space facility for a washing machine and integrated oven with gas hob and extractor, double glazed window to the communal garden aspect, space facility for fridge, ceiling light point.

Living Room

13'11" (max) x 14'11" (max) (4.247 (max) x 4.557 (max))

With laminate wood effect flooring, stairs leading to the first floor accommodation, an under stairs storage cupboard, central heating radiator, UPVC double glazed window to the rear aspects and double glazed French doors giving access to the rear garden.

Access to the First Floor Accommodation

Via stairs rising from the living room upto

First Floor Landing

With loft access point, ceiling light point, door opening into useful storage cupboard, door opening into storage cupboard housing boiler and further doors opening into:

Bedroom One

13'11" (some restricted head height) x 9'8" (4.252 (some restricted head height) x 2.958)

With a central heating radiator, UPVC double glazed bay window facing the rear aspect and ceiling light point.

Bedroom Two

8'1" (max) x 8'4" (max) (2.477 (max) x 2.544 (max))

With door opening into useful storage cupboard, double glazed window facing the front aspect, central heating radiator and ceiling light point.

Bathroom

8'3" (max) x 5'8" (max) (2.521 (max) x 1.731 (max))

With tiling to splash back areas, bath with an electric shower attachment, low flush WC, wash hand basin on pedestal, heated towel rail, obscure double glazed window facing the front aspect and ceiling spotlight points,

Rear Garden

The tiered rear garden is accessed from the living room with decked area with steps leading to further decked area, suitable for outside entertaining, with further steps leading to access to garage and rear fence giving access to The Fairway and the off road parking.

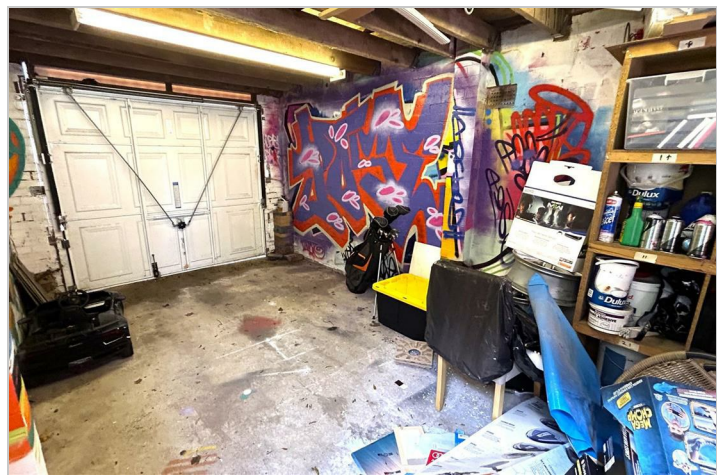
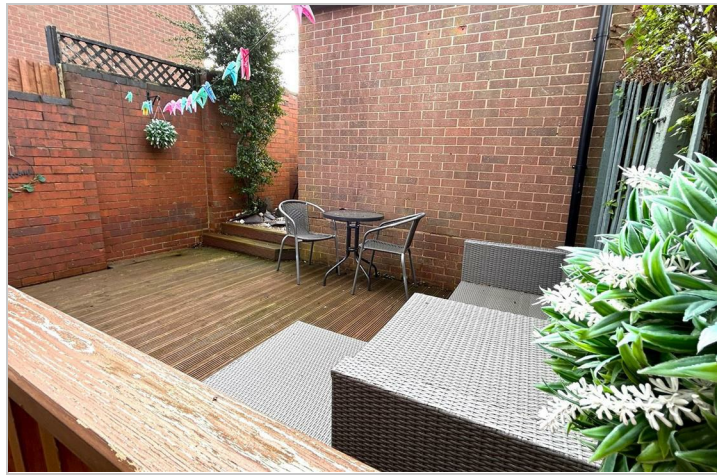
Garage

18'11" x 9'4" (5.785 x 2.845)

With two ceiling strip light points, electricity and metal up and over door.

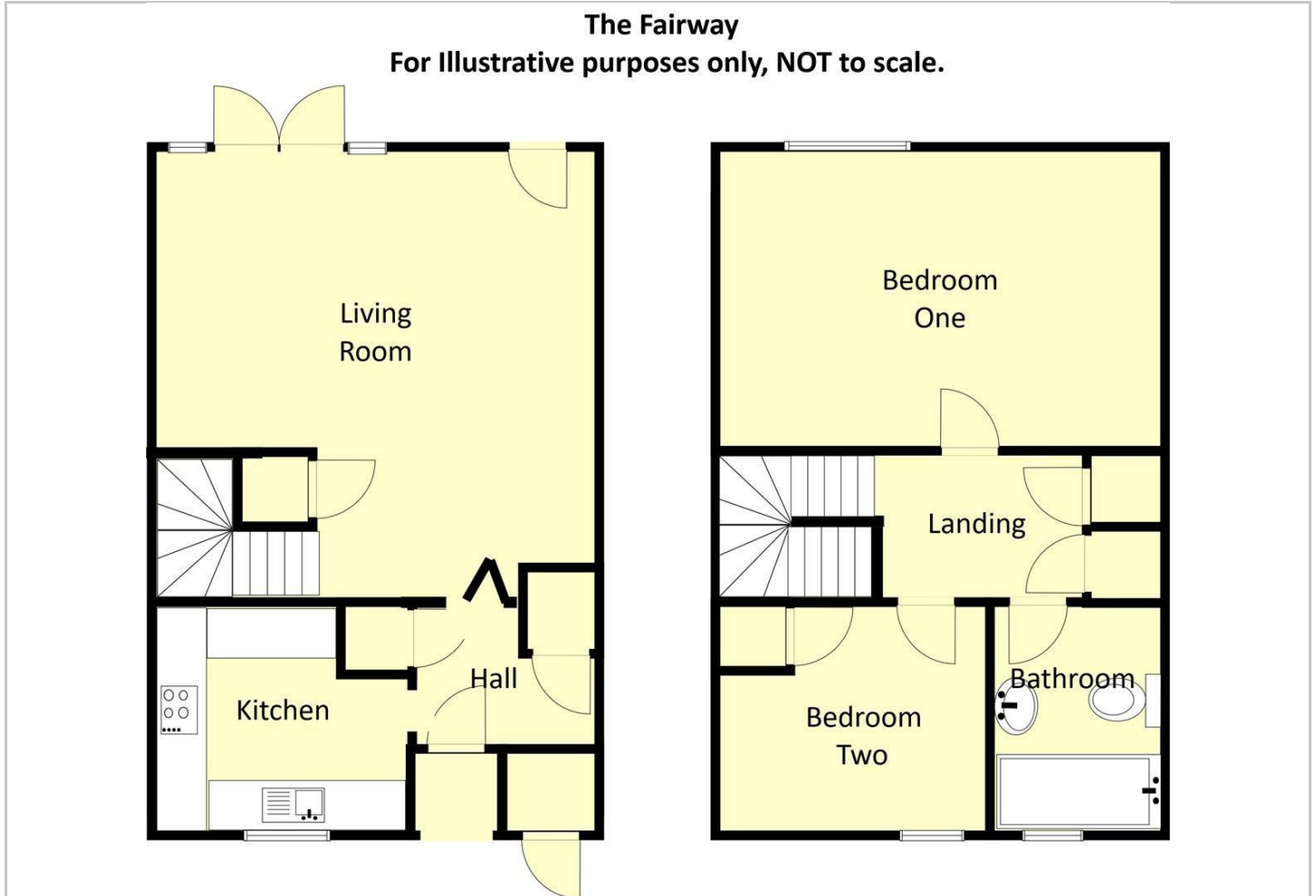
Communal Service Charges

We have been informed by our vendors the communal grounds service charges are £200.00 per annum (subject to confirmation from your legal representative).





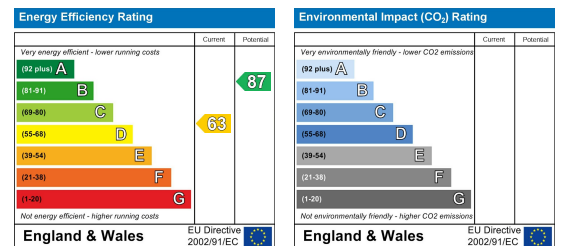
Floor Plan



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.