



19 Wychall Lane

Kings Norton, Birmingham, B38 8TE

Offers In The Region Of £565,000



This three bedroom, detached family home is ideally positioned for access to all of the local amenities which include; Kings Norton park and the historic village green along with the Kings Norton nature reserve, Kings Norton train station with its excellent commuter links to the QE hospital, University of Birmingham and also the City Centre, the accommodation offered briefly comprises; fore garden and driveway for multiple vehicles, entrance porch, entrance hall, two reception rooms, kitchen dining room, utility room, garage and ground floor WC. To the first floor there are three bedrooms, bathroom and separate shower room. The property benefits from gas central heating, majority double glazing (where specified), beautiful rear garden, car port and No Upward Chain. EPC rating D. To arrange your viewing of this lovely home please call our Kings Norton Office.



Approach

The property is approached via a front driveway with access to the rear garden and utility area and step leading up to a double glazed porch.

Porch

With double glazed door with accompanying doubled glazed windows to the front aspect, laminate wood effect floor covering and further door opening into:

Hallway

With two stained glass windows overlooking the porch, wooden flooring, central heating radiator, ceiling light point, wooden panelling to walls, stairs giving rise to the first floor landing and doors opening into:

Reception Room One

14'11" max x 12'0" (4.550 max x 3.668)

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

Reception Room Two

11'11" x 21'0" (3.635 x 6.411)

With double glazed sliding patio door giving access and views to the rear garden, double glazed window to the side aspect, decorative fireplace, ceiling light point and central heating radiator.

Open Plan Kitchen/Dining Room

10'9" x 12'5" (3.279 x 3.809)

Dining area with two ceiling light points, a selection of matching wall and base units, single glazed door with accompanying windows to the the side giving access to the utility, central heating radiator, laminate wood effect flooring and open walkway into:

Kitchen Area

10'6" x 7'5" (3.210 x 2.284)

With a selection of matching wall and base units, double glazed window to the rear aspect, ceiling light point, integrated five ring burner gas hob with extractor over, stainless steel sink and drainer with mixer tap over, integrated oven, integrated fridge and dishwasher, tiling to walls, laminate wood effect flooring and door opening into:

Utility Area

9'11" max x 3'8" min x 15'9" (3.025 max x 1.132 min x 4.811)

With three ceiling roof lights, double glazed obscured door giving access to the front aspect, double glazed obscured door giving access to the rear garden, a selection of wall and base units with work surfaces incorporating stainless steel sink and drainer with mixer tap over, ceiling light point and door opening into:

Ground Floor WC

4'7" x 5'5" (1.407 x 1.656)

With tiled flooring, single glazed window to the utility space, wall mounted central heating boiler, low flush WC, wall mounted wash hand basin with two taps over and ceiling light point.

Garage

15'2" x 7'11" (4.630 x 2.430)

Accessed from the utility door opens into garage with double opening doors opening out to the front driveway and a selection of units.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, ceiling light point,

central heating radiator, double glazed obscured window to the side aspect and doors opening into:

Shower Room

3'0" x 5'2" (0.929 x 1.577)

With walk-in shower cubicle, double glazed obscured window to the side aspect, central heating radiator, tiled floorings, wall mounted electric shower and ceiling spotlights.

Bathroom

6'0" x 10'7" (1.831 x 3.229)

With an obscured double glazed windows to the side and rear aspects, door opening into useful storage area, bath with mixer tap over and shower attachment over, low flush push button WC, wash hand basin in vanity unit with mixer tap over, tiling to splash back areas, laminate wood effect floor covering, lino to flooring, ceiling light point and central heating radiator.

Bedroom One

15'1" into bay x 9'11" to front of wardrobe (4.609 into bay x 3.031 to front of wardrobe)

With double glazed bay window to the rear aspect, two ceiling light points, fitted wardrobes and central heating radiator.

Bedroom Two

15'5" into bay x 10'1" to front of wardrobes (4.706 into bay x 3.082 to front of wardrobes)

With double glazed bay window to the front aspect, two ceiling light points, fitted wardrobes and central heating radiator.

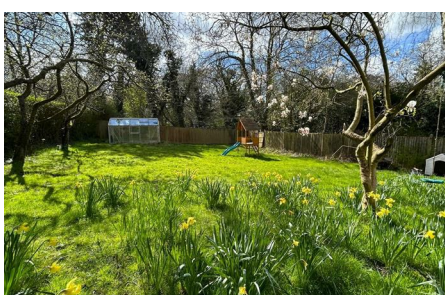
Bedroom Three

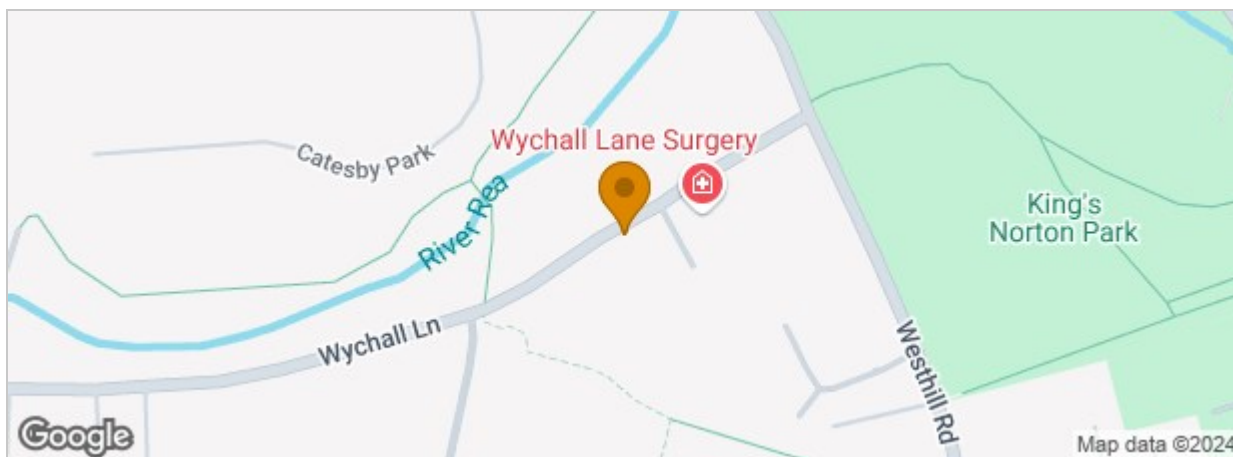
10'9" x 8'5" (3.277 x 2.576)

With double glazed window to the front aspect, further double glazed window to the side aspect, in-built storage area, central heating radiator and ceiling light point.

Rear Garden

Being accessed from the utility or reception room two leads out to rear garden with veranda area leading to a block paved patio area with raised decked area, decorative stoned borders, carport to the side, further land with block paved patio area leading to a mature lawned area, garden shed, greenhouse to the rear and gate leading into further garden area.





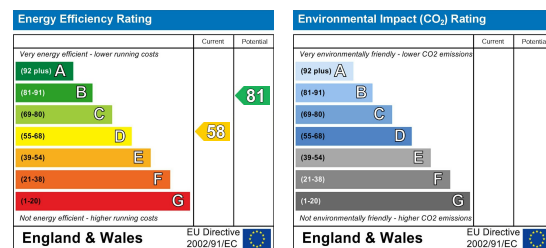
Floor Plan



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



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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.