



82 Vista Green

Kings Norton, Birmingham, B38 9PD

Offers In The Region Of £185,000



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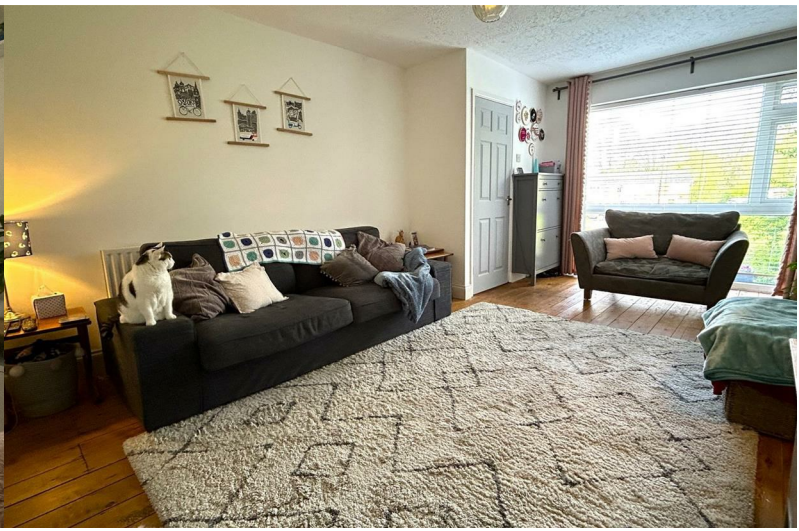
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****WELL PRESENTED THREE BEDROOM MID TERRACE**** Being situated on Vista Green, located off Ardath Road and close to the historical Kings Norton Green, with local amenities, shops, transport links and schools. The property briefly comprises to the ground floor; entrance hall, lounge and kitchen diner. To the first floor; three bedrooms and bathroom. The property also benefits from central heating, double glazing and rear gardens. Energy Efficiency Rating C. To appreciate what this property has to offer please call our Kings Norton Office.



Approach

The property is approached via a walkway with steps leading to pathway with mature lawned area and leads to a double glazed front entry door opening into:

Hallway

With central heating radiator, ceiling light point, stairs giving rise to the first floor accommodation, exposed wooden flooring and door opening into:

Living Room

11'11" x 17'4" (3.640 x 5.306)

With ceiling light point, central heating radiator, large double glazed window to the front aspect, exposed wooden flooring and door opening into:

Kitchen/Diner

15'0" x 10'4" (4.585 x 3.166)

Dining area with double glazed French doors giving access and views to the rear garden, exposed wooden flooring, central heating radiator and ceiling light point. Kitchen area with a selection of base units with wooden work surfaces, stainless steel sink and drainer with mixer tap over, continued exposed wooden flooring, space facility for washing machine, integrated oven with four ring burner hob, ceiling light point, double glazed window to the rear aspect, cupboard housing the central heating boiler and under stairs storage area with space facility for fridge freezer.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with exposed wooden flooring, ceiling light point, loft access point, open walkway into useful storage area and further doors opening into:

Bathroom

6'5" x 6'7" (1.959 x 2.031)

With exposed wooden flooring, double glazed obscured window to the rear aspect, bath with telephone shower attachment and mixer tap and wall mounted shower attachment over, ceiling light point, tiling to splash back areas, central heating radiator, low level flush WC and wash hand basin on pedestal with two taps over.

Bedroom One

8'10" x 14'11" (2.699 x 4.549)

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

Bedroom Two

8'3" x 12'11" (2.527 x 3.953)

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

Bedroom Three

6'0" x 11'10" max x 7'3" min (1.843 x 3.610 max x 2.233 min)

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

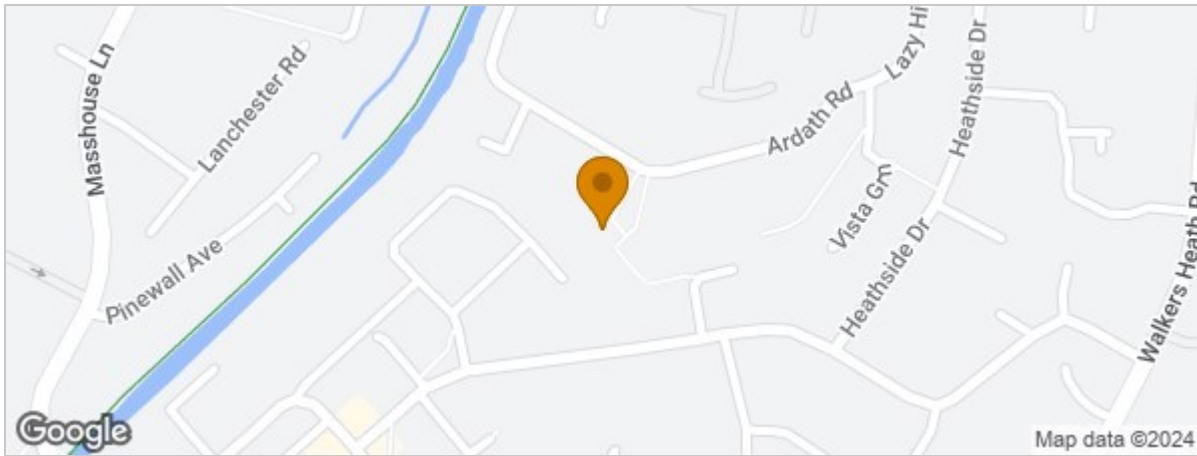
Rear Garden

Being accessed from the dining areas leading to a gravelled patio with raised lawned area, fencing to borders and a rear garden shed.

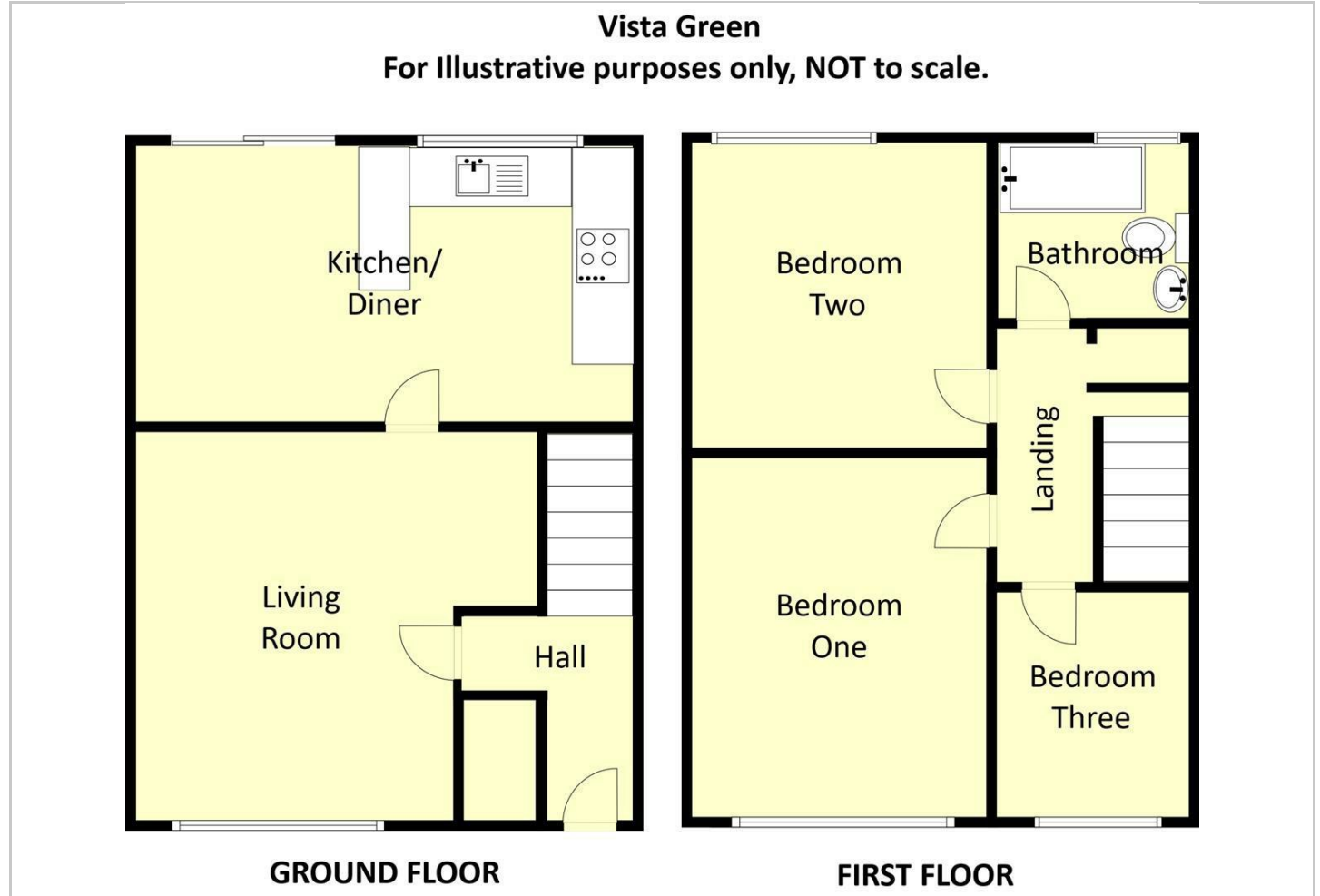
Tenure

We believe the property is Freehold subject to Solicitors confirmation.





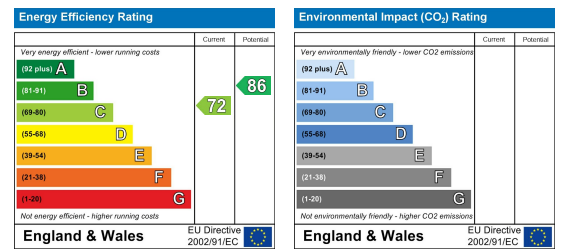
Floor Plan



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.