



## 62 Chelworth Road

Kings Norton, Birmingham, B38 0AE

Offers Over £430,000





**\*\*\*FOUR BEDROOM EXTENDED DETACHED FAMILY HOME!\*\*\* We are please to present this detached family home which is situated on a great sized plot that is close to Kings Norton Green, great transport links and local schools. The property offers: driveway, porch, hallway, extended 'L' shaped living dining room, kitchen with access to the rear garden. To the first floor there is the main bedroom with ensuite shower room, three further bedrooms and a family bathroom. The property benefits from central heating, double glazing, integral garage and a parking space to the side of the property, subject to relevant planning permission may provide potential for a further extension. To arrange a viewing for this lovely home, please contact our Kings Norton Office.**



### Approach

The property is approached via a front driveway leading to garage with a metal up and over door and a mature lawned area, side access point and leading to a double glazed stained glass door giving access into:

### Porch

With a further door opening into:

### Living/Dining Room

22'2" max x 24'2" max (6.757 max x 7.380 max)

With a feature brick fireplace with inset fire, door giving access to stairs giving rise to the first floor landing, double glazed sliding doors giving access to the rear garden, two double glazed bay windows to the front aspect, wall mounted light points, two central heating radiators, dado rail and door opening into:

### Kitchen/Diner

18'5" max x 8'7" (5.622 max x 2.625)

With a double glazed sliding patio doors giving access to the rear garden, double glazed window to the rear aspect, double glazed obscured door giving access to the side, useful under stairs storage area, tiling to floor, central heating radiator, ceiling spotlights, a selection of wall and base units, integrated oven with four ring burner electric hob and extractor over, integrated microwave, space facility for dishwasher, integrated washing machine, tiling to splash back areas, space facility for fridge freezer and picture rail.

### First Floor Accommodation

From the living/dining room stairs gives rise to the first floor landing with an obscured double glazed

window to the side aspect, loft access point, ceiling light point, door opening into airing cupboard and further doors opening into:

### Bedroom One

10'5" x 16'4" tol rear of wardrobes (3.181 x 4.995 tol rear of wardrobes)

With fitted wardrobes, ceiling light point with fan, central heating radiator, double glazed window to the front aspect and door opening into:

### Bedroom Two

10'1" x 9'11" (3.094 x 3.023)

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

### Bedroom Four

8'4" x 8'6" (2.550 x 2.605)

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

### Bedroom Three

9'11" x 10'7" (3.038 x 3.232)

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

### Bathroom

5'6" max x 8'8" max (1.691 max x 2.663 max)

With tiled flooring, double glazed obscured window to the rear aspect, tiling to walls, sink on pedestal with mixer tap over, bath with mixer tap; over with shower over, low flush push button WC, heated towel rail and ceiling light point,

### En-Suite Shower Room

10'2" x 7'2" (3.116 x 2.198)

With a walk-in corner shower, tiling to walls, two



ceiling light points, ceiling mounted extractor, obscure double glazed window to the rear aspect, low flush WC, wash hand basin on pedestal with two taps over, bidet and central heating radiator.

### Rear Garden

Being accessed from the dining area or the kitchen/diner or side access point leading to a block paved patio area with steps leading up to a mature lawned area with decorative trees, plants and shrubs to borders and a summerhouse with a patio area to the side.







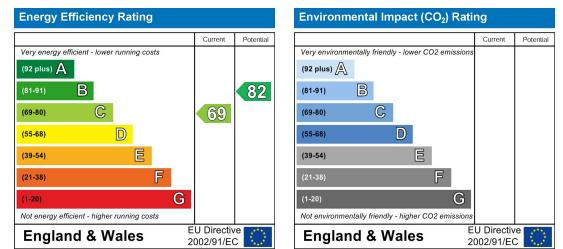
## Floor Plan



## 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.