



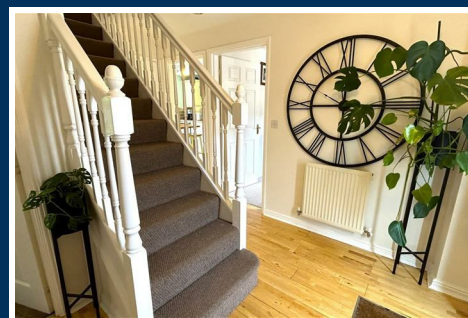
## 26 Redhill Gardens

Kings Norton, Birmingham, B38 8JF

Offers In The Region Of £395,000



**\*\*WELL PRESENTED DETACHED FOUR BEDROOM HOME\*\*** This lovely family home is situated in Redhill Gardens close to local amenities, local public transport and motorway links and close to West Heath local shops and the historical Kings Norton Green. The property briefly comprises; to the ground floor: entrance hall, living room, dining room, kitchen with breakfast bar area, utility area, office and downstairs WC. To the first floor; four bedrooms, one with en-suite shower room and bathroom (to be refurbished soon). The property also benefits from double glazing, central heating, front and rear gardens, off road parking and garage. Viewing is highly recommended to appreciate what this property has to offer, please call our Kings Norton office. Energy Efficiency Rating C.



### Approach

This property is approached via a block paved driveway leading to front entry door opening into:

### Hallway

With wooden flooring, ceiling light point, central heating radiator, stairs giving rise to the first floor landing, under stairs storage, wooden flooring and doors opening into:

### Dining Room

9'3" x 9'4" (2.832 x 2.845)

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

### Kitchen

12'10" x 9'3" (3.914 x 2.822)

With a selection of matching wall and base units with work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, tiling to splash back areas, integrated oven with four ring burner gas hob with extractor over, space facility for fridge freezer, breakfast bar area, double glazed French doors giving access to the rear garden, tiled floor, central heating radiator and door opening into:

### Utility

6'1" x 6'0" (1.863 x 1.830)

With continued tiled flooring, tiling to splashback areas, a selection of base units with space facility for tumble dryer and washing machine, wall mounted Ideal boiler, ceiling mounted extractor fan, ceiling light point, central heating radiator and double glazed obscure door giving access out to the rear garden.

### Ground Floor WC

2'11" x 5'11" (0.896 x 1.818)

With wooden flooring, central heating radiator, low level push button WC, ceiling mounted extractor fan, ceiling light point and wash hand basin on pedestal with two taps over.

### Living Room

10'11" x 15'0" (3.339 x 4.592)

With double glazed French doors with accompanying double glazed windows to the side giving views and access to the rear garden, two ceiling light points, feature fireplace and two central heating radiators.

### Office

7'7" x 7'0" (2.325 x 2.157)

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

### First Floor Accommodation

From hallway, stairs gives rise to the first floor landing with loft access point, ceiling light point, central heating radiator, door opening into storage cupboard housing water tank and further doors opening into:

### Bedroom One

11'3" x 11'6" (3.444 x 3.509)

With double glazed window to the front aspect, wooden floor covering, ceiling light point, central heating radiator, built in wardrobes and further doors opening into:

### En-Suite

6'2" x 6'0" (1.885 x 1.842)

With low flush push button WC, walk-in corner shower with rainfall shower attachment over, ceiling

spotlight points, wash hand basin with waterfall mixer tap set in built in vanity unit, central heating radiator, double glazed obscured window to the front aspect, wall mounted extractor fan and tiling to splash backs.

#### Bedroom Two

11'0" x 9'6" max (3.376 x 2.901 max)

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



#### Bedroom Three

7'10" x 8'11" (2.399 x 2.729)

With laminate wood effect floor covering, double glazed window to the rear aspect, central heating radiator and built in storage and ceiling light point.



#### Bedroom Four

8'7" max x 9'7" max (2.635 max x 2.944 max)

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



#### Bathroom

6'2" x 7'8" (1.898 x 2.338)

Currently having tiled flooring, low flush push button WC, wash hand basin on pedestal with mixer tap over, obscured double glazed window to the rear aspect, bath with wall mounted electric shower over and tiling to splash backs, ceiling light point. (vendor is going to update the bathroom).



#### Garage

18'4" x 8'10" (5.61 x 2.7)

Having an up and over door.

#### Rear Garden

The rear garden is a good size with mature trees and shrubs and a lawned area, a paved patio area, there is also a covered patio area at the rear. A side gate and passageway provides access from the front of the property.



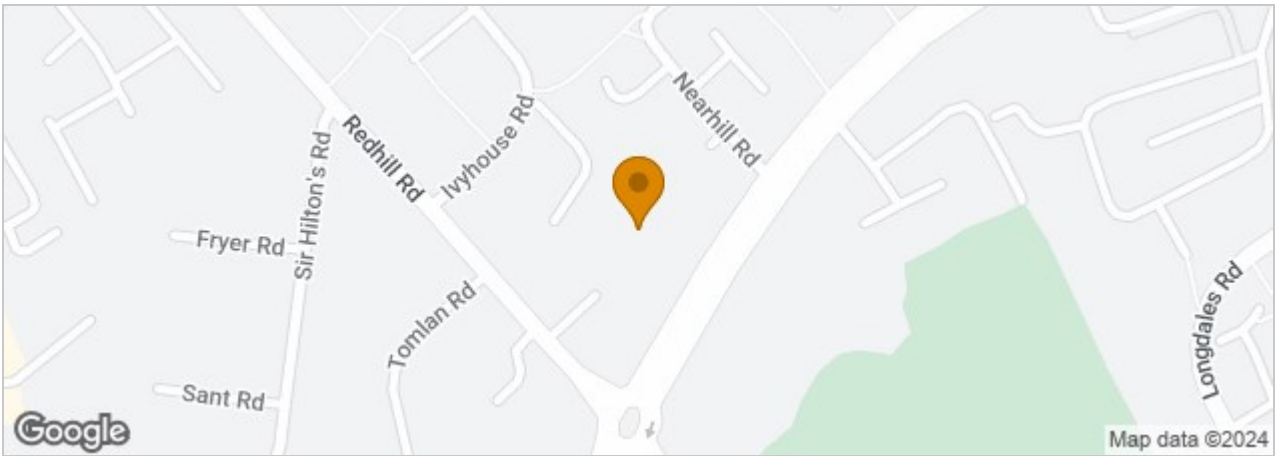
#### Tenure

We believe the property to be Freehold subject to Solicitors confirmation.

#### Communal Service Charges

We have been informed by our vendors that the communal grounds service charges are £300 per annum (subject to confirmation from your legal representative).





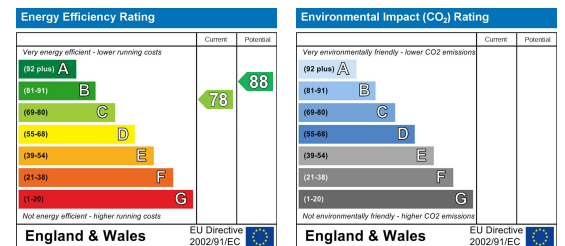
## Floor Plan



## 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.