



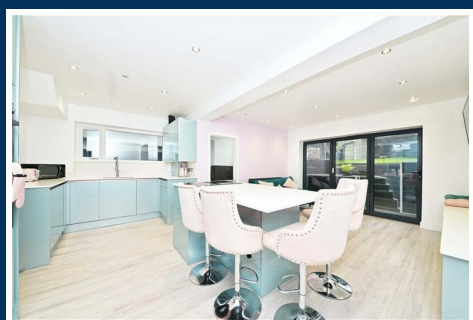
11 Walton Grove

Kings Norton, Birmingham, B30 3PW

Offers Over £305,000



****THIS BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOME IS A REAL MUST TO VIEW**** This three double bedroom, semi detached family home is conveniently located in this popular cul-de-sac location. Having local amenities, transport links, motorway links and the historic Kings Norton Green all close to hand. This home briefly comprises: entrance porch, entrance hallway, living room, an extended stylish kitchen/breakfast/dining room with bi-fold doors giving access to the rear garden and utility room. To the first floor, there are three double bedrooms, bedroom one offering an en-suite shower room and a stylish refitted family bathroom. This beautiful home also has the added benefit of recently re-fitted double glazing, gas central heating, an enclosed rear garden, off road parking and solar panels. Viewing comes highly recommended to appreciate what this lovely home has to offer. To arrange a viewing, please call our Kings Norton Office. EPC Rating D.



Approach

The property is approached via a block paved front garden and off road parking with steps leading up to a further block paved patio with decorative planting area and composite front entry door opening into:

Porch

With double glazed windows to front and side respectively, ceiling spotlight points, laminate wood effect floor covering and door opening into:

Hallway

With continued laminate wood effect floor covering, central heating radiator, ceiling light point, stairs rising to the first floor accommodation and doors opening into:

Living Room

13'7" max x 12'0" max (4.143 max x 3.677 max)

With under stairs storage space, laminate wood effect floor covering, central heating radiator, double glazed window to the front aspect and ceiling light point.

Re-Fitted Kitchen/Diner

17'7" max x 12'9" min x 19'10" max (5.375 max x 3.904 min x 6.049 max)

This recently refitted kitchen dining room offers Supremo Luxury Click Vinyl Rigid Core Flooring, bi-folding doors giving views and access to the rear garden, two central heating radiators, ceiling mounted spotlight points, double glazed window to the side aspect, a selection of matching wall and base units with Italian quartz top surfaces, island with hob and in-built extractor over, space facility for an American style fridge freezer, integrated cooker and hob, sink and drainer with mixer tap over and further in-built units to the dining area.

Utility

10'0" x 3'8" (3.061 x 1.135)

From dining room door opens into utility with tiled flooring, part tiled to walls, space facility for washing machine, glazed door giving access to the rear garden and ceiling light point.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with

double glazed window to the side aspect, further double glazed obscure window to the side aspect, two ceiling light points, loft access point, further extended loft access point with pull down ladder and doors opening into:

Bedroom One

14'4" max x 9'8" min x 10'3" max (4.388 max x 2.954 min x 3.128 max)

With double glazed window to the front aspect, ceiling light point, central heating radiator, useful over stairs storage area and door opening into:

En-Suite

7'3" x 4'1" (2.234 x 1.257)

With a walk-in shower cubicle with shower over, wash hand basin on pedestal with mixer tap and hot water tap over, saniflow push button WC and ceiling spotlight points.

Bathroom

7'9" x 7'6" (2.387 x 2.309)

With tiled flooring and under floor heating, tiling to walls, corner bath with mixer tap over, wash hand basin with mixer tap over, low flush push button WC, walk-in shower cubicle with wall mounted shower over, radiator, ceiling spotlight points and obscured double glazed window to the side aspect.

Bedroom Two

10'6" x 6'9" with restricted head height (3.208 x 2.060 with restricted head height)

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

Bedroom Three

6'9" max x 6'1" min x 18'5" max with restricted head height (2.081 max x 1.870 min x 5.632 max with restricted head height)

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

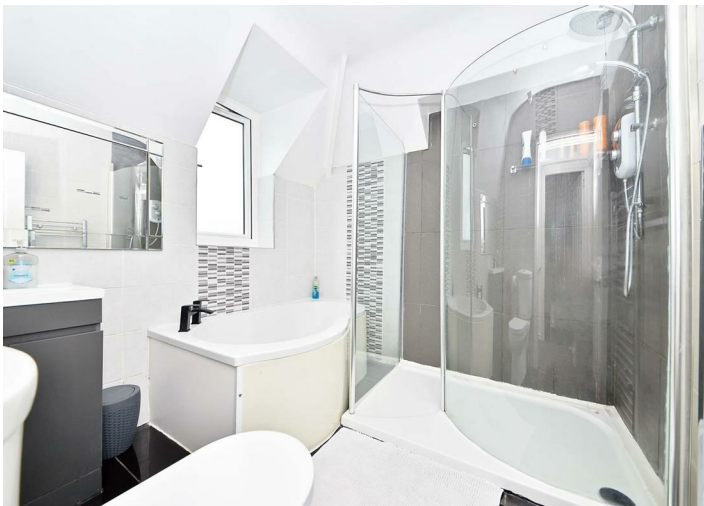
Rear Garden

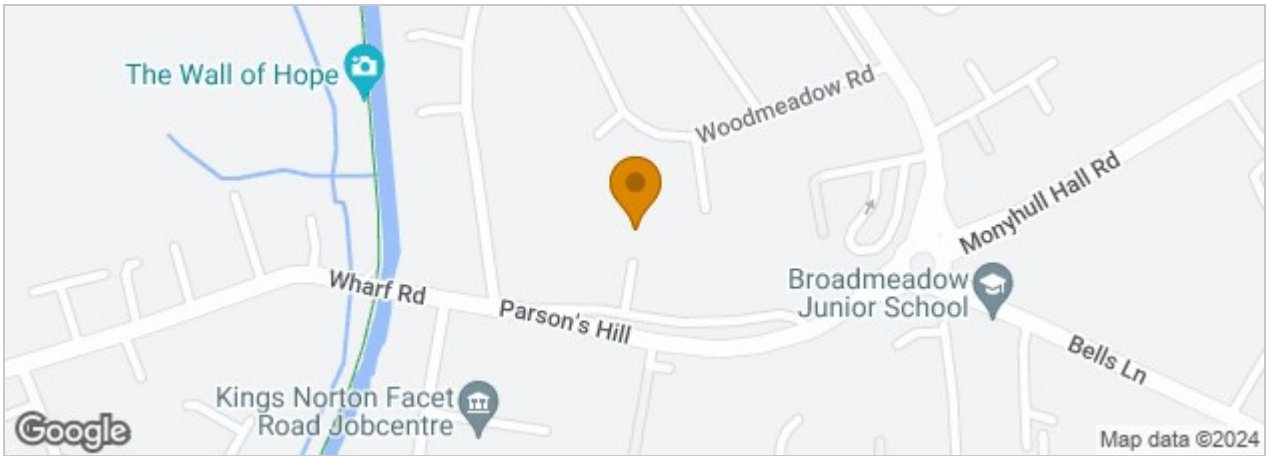
With decked area and steps leading up to a paved patio area, further steps leading to a patio area and artificial grass, raised decked area to the rear with garden shed with power, outside electricity points, outside taps with both hot and cold water,

light point and storage shed to the side of the property providing useful storage for bikes.

Tenure

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





Floor Plan

Walton Grove

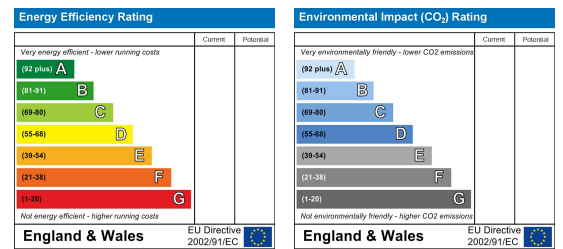
For illustrative purposes only, NOT to scale.



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.