



16 Hayle Close

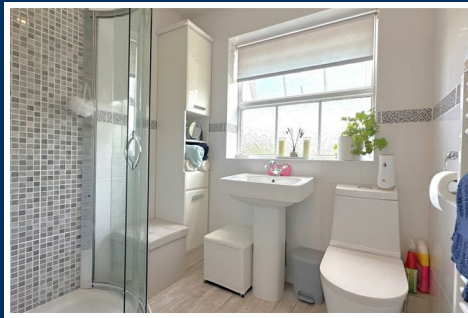
Kings Norton, Birmingham, B38 0BE

Offers In The Region Of £290,000



*****THREE BEDROOM EXTENDED LINK DETACHED FAMILY HOME!***** Offering this much improved three bedroom link detached home in this desirable cul-de-sac location, being close to Kings Norton Green, great transport links and local schools. The property offers: driveway, hallway, living room, kitchen dining room with doors giving access to the rear garden, ground floor wet room, utility area and garage area. To the first floor there are three bedrooms and shower room, three further bedrooms and a family bathroom. The property benefits from recently fitted central heating, double glazing, and off road parking. To arrange a viewing for this lovely home, please contact our Kings Norton Office.

***Disclaimer - please note the property is being sold by the family of one of the employees of Rice Chamberlains LLP ***



Approach

This beautifully presented and refurbished three bedroom linked detached home is approached via a sweeping front driveway providing off street parking for multi vehicles leading to a metal opening up and over garage door, fore lawn area, side access gate giving access to the rear of the property and UPVC glazed front entry door via a storm porch opening into:

Entrance Hall

With central heating radiator, wall mounted light point, stairs giving rise to the first floor landing and door opening into:

Living Room

11'8" x 14'1" to bay (3.57 x 4.3 to bay)

With double glazed bay window to the front aspect, two wall mounted light points, central heating radiator and interior door opening into:

Kitchen/Dining

15'1" x 11'2" (4.6 x 3.42)

With a contemporary selection of white gloss front wall and base units with integrated Belling induction hob with in-built extractor over, double integrated oven and grill, ceramic sink and drainer with hot and cold mixer tap, tiling to splash backs, integrated fridge and freezer and slimline dishwasher, porcelain wood effect tiled floor covering, double glazed window to the rear aspect, recessed spots to ceiling, door opening into under stairs pantry with in-built shelving, ceiling light point and porcelain wooden effect tiled flooring and open walkway into dining area. With central heating radiator, two wall mounted light points, double glazed French doors

giving access and views to the rear garden and walkway into:

Outer Lobby/ Utility

With UPVC frosted double glazed door giving access to the rear garden, plumbing for washing machine and tumble dryer, wall mounted cupboards, tiling to splash-backs, ceiling mounted extractor, door opening into garage and door opening into:

Ground Floor Wet Room

5'1" x 5'0" (1.56 x 1.54)

With mains power shower, heated chrome towel rail, corner fitted push button WC, corner mounted wash hand basin with hot and cold mixer tap, recessed spots to ceiling, ceiling mounted extractor and fully tiled to all splash backs.

Garage

8'6" x 9'2" (2.6 x 2.8)

With metal up and over door, strip ceiling light point, wall mounted electric fuse board and wall mounted gas meter.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with door opening into storage cupboard housing Wiesseman combination boiler (recently installed in 2024), frosted double glazed window to the side aspect, ceiling light point and interior door opening into:

Bedroom One

8'2" x 15'2" (2.5 x 4.64)

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

Bedroom Two

8'3" x 11'3" (2.52 x 3.45)

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

Bedroom Three

6'6" x 9'10" (2 x 3)

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

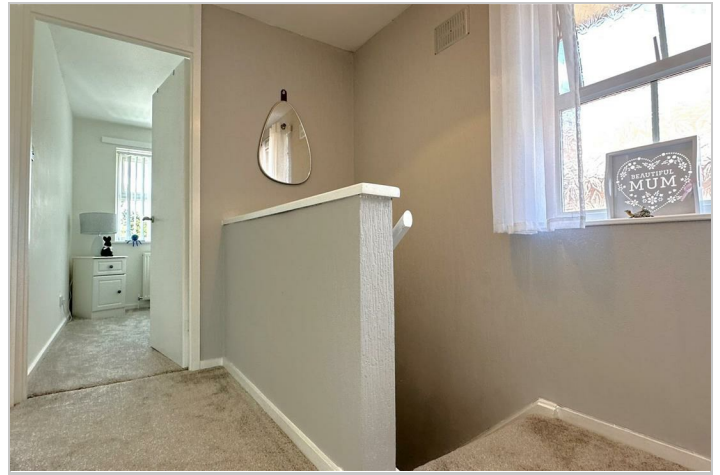
Shower Room

7'8" x 6'5" (2.34 x 1.96)

A modern shower room with walk-in shower with mains effect rainfall shower over, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, frosted double glazed window to the rear aspect, ceramic wall mounted heated towel rail and radiator, recessed spots to ceiling, laminate floor covering and tiling to splash backs.

Rear Garden

From the kitchen/diner or the side lobby area leading on to a full width block paved patio area, pathway leading to the front of the property, main garden area being laid mainly with mature lawns, two paths in-turn leading to the rear garden area with further seating area, two garden sheds and being finished with panel fencing to all borders.





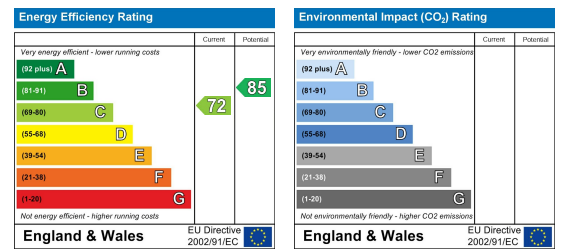
Floor Plan



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.