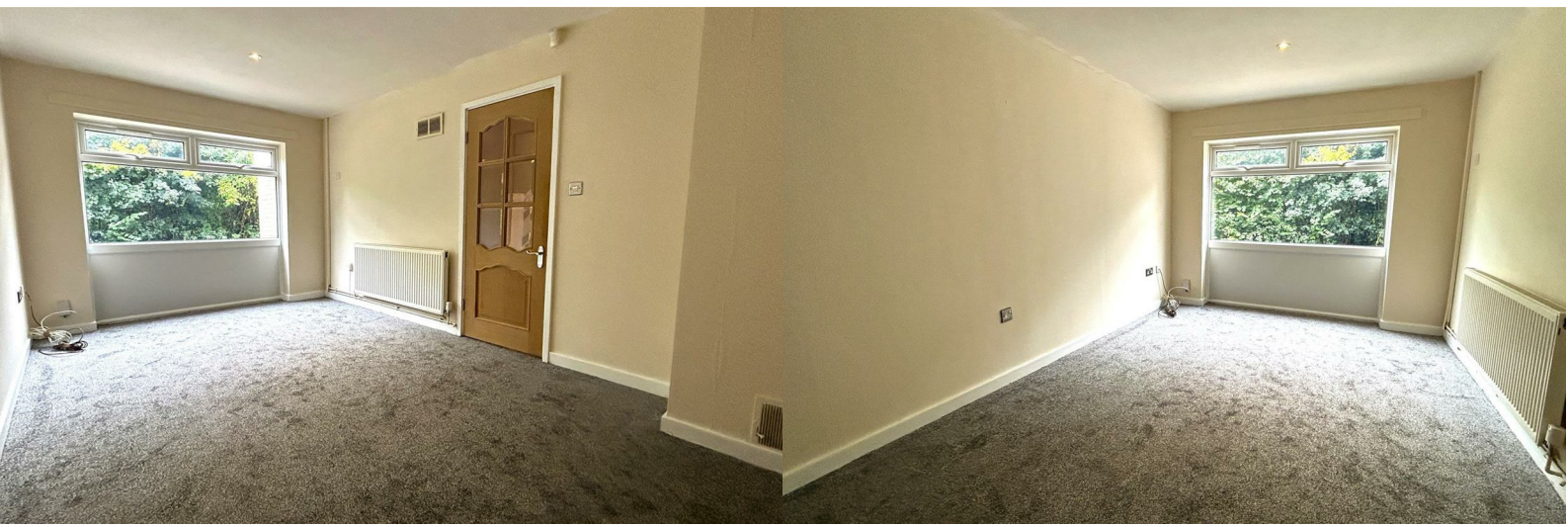




75 Muirfield Gardens

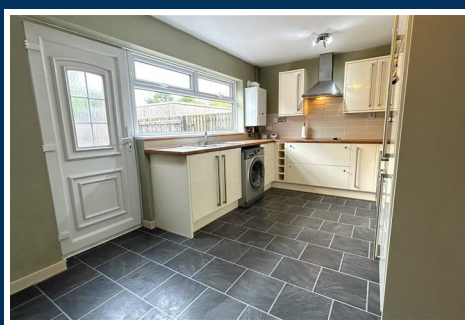
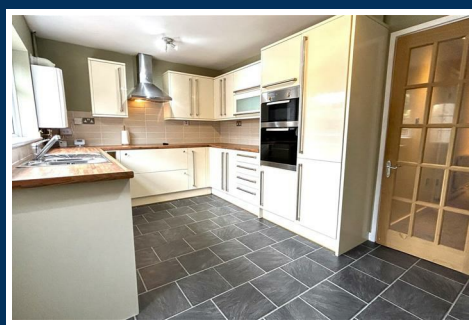
Kings Norton, Birmingham, B38 8XQ

Offers Over £165,000



TWO BEDROOM HOME WITH GARAGE! Located in this lovely location in Kings Norton. Being ideally positioned for access to all of the local amenities which include; Kings Norton Green and all of its excellent commuter links including the train station.

The accommodation offered briefly comprises; fore garden, entrance porch, entrance hall, ground floor WC, living room, kitchen dining room with door giving access to the rear garden and access way to the garage and rear parking areas. To the first floor there are two good double bedrooms and bathroom. The property further benefits from gas central heating, double glazing (where specified) and no upward chain. EPC rating TBC. To arrange your viewing of this lovely home please call our Kings Norton Office.



Approach

The property is approached via a walkway leading to a block paved stoned fore garden with double glazed front entry door opening into:

Porch

With door opening into storage cupboard further door opening into cupboard housing the meters and front entry door opening into:

Hallway

With central heating radiator, ceiling spotlight points, stairs giving rise to the first floor accommodation and doors opening into:

Ground Floor WC

2'8" max x 5'5" max (0.815 max x 1.657 max)

With a double glazed window overlooking to porch area, ceiling light point, low flush push button WC and wash hand basin in vanity unit with mixer tap over.

Living Room

9'9" max x 16'7" max (2.982 max x 5.080 max)

From hallway glazed interior door opens into living room with ceiling spotlight points, central heating radiator and double glazed window to the front aspect.

Kitchen/Diner

9'3" max x 16'0" (2.831 max x 4.879)

Glazed interior door from hallway leads into kitchen/diner with a selection of matching wall and base units with work surfaces incorporating stainless steel sink and drainer with mixer tap over, integrated double oven, four ring burner hob with extractor over, wall mounted Ideal central heating boiler, double

glazed window to the rear aspect, two ceiling light points, central heating radiator, tiling to splash back areas, space facility for washing machine and double glazed door giving access to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point and doors opening into:

Bedroom One

I-shaped 13'4" max x 7'4" min x 15'11" max x 8'5" (I-shaped 4.072 max x 2.236 min x 4.873 max x 2.586)

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

Bedroom Two

9'10" x 12'3" (3.006 x 3.745)

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

Bathroom

8'9" x 5'11" (2.681 x 1.820)

With an obscured double glazed window to the front aspect, central heating radiator, wooden floor covering, bath with mains powered shower above and tiling to splash backs, low flush WC, wash hand basin on pedestal with mixer tap over, ceiling light point and ceiling mounted extractor fan.

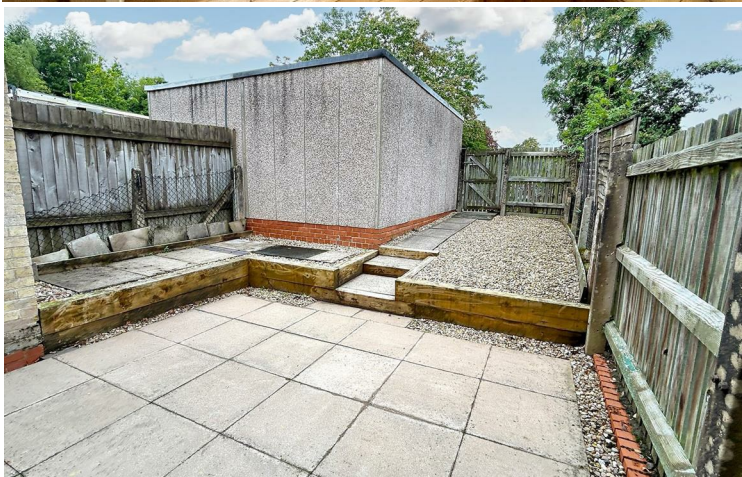
Rear Garden

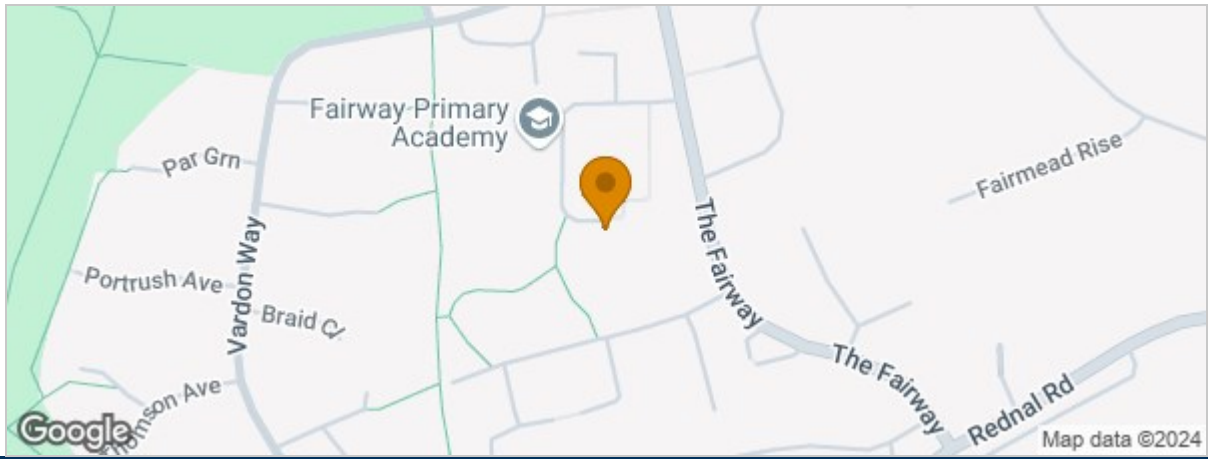
With a useful storage shed, paved patio area with steps leading up to stoned area, rear access gate to Muirfiled Gardens and rear garage.

Garage

15'3" x 7'10" (4.659 x 2.404)

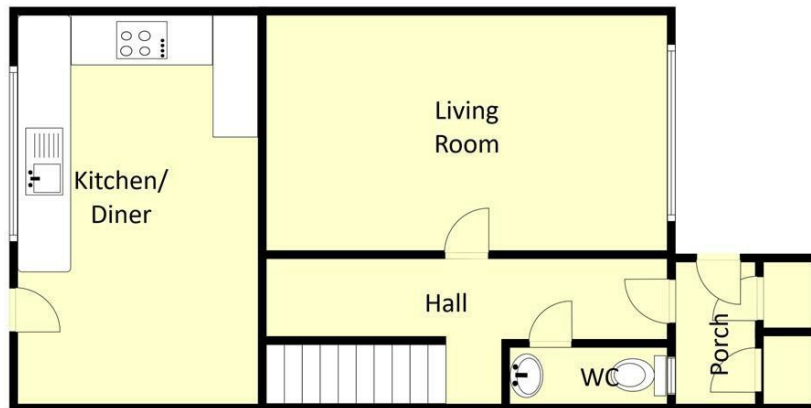
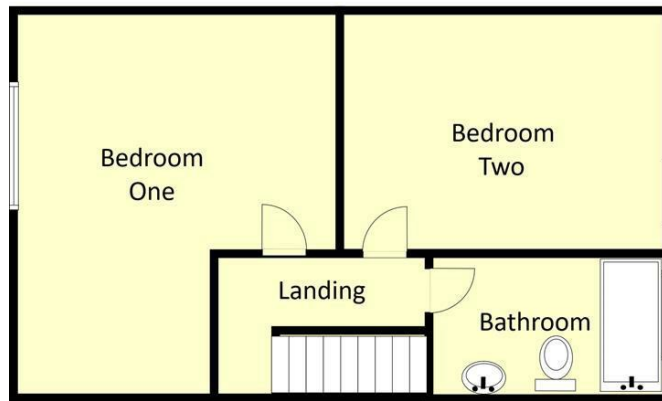
With metal up and over door.





Floor Plan

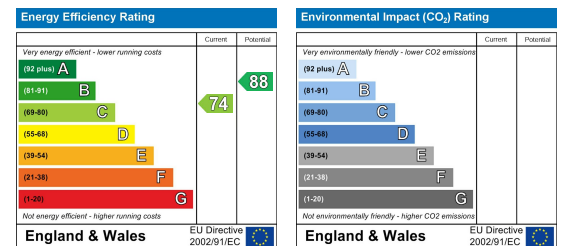
Muirfield Gardens
For illustrative purposes only, NOT to scale.



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



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.