



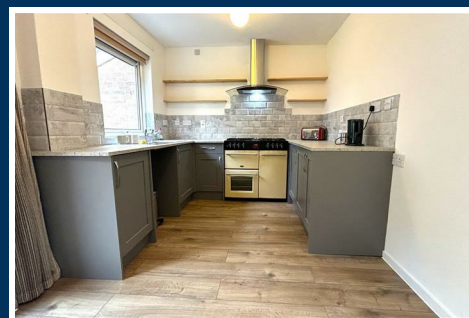
## 8 Sandpiper Gardens

Kings Norton, Birmingham, B38 9RQ

Offers Over £185,000



**\*\*THREE BEDROOM, RECENTLY MODERNISED TERRACE HOME IN KINGS NORTON!!\*\*** We are delighted to offer to the market this three bedroom terrace home in Kings Norton, within close proximity of all local amenities and transport links . The property accommodation briefly comprises; fore garden with off road parking space, porchway, entrance hallway, open plan living, dining and kitchen with access to the rear garden with storage space and stairs rising to the first floor, with three bedrooms and re-fitted bathroom. The property further benefits from central heating, double glazing and No Upward Chain. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Kings Norton Office.



### Approach

The property is approached via off road parking space with pathway leading down to a fore garden with lawned area with decorative plants and shrubs leading to a double glazed obscured front entry door opening into:

### Inner Porch

With a floor to ceiling double glazed window to the side aspect, further double glazed obscure window to the other side aspect, cupboard housing meters, further useful storage area and obscured double glazed door opening into:

### Hallway

With laminate wood effect floor covering, central heating radiator, ceiling light point, door opening into useful storage cupboard, stairs giving rise to the first floor landing and door opening into:

### Open Plan Kitchen/Living/Dining

11'6" x 11'8" (3.512 x 3.577)

Living area with double glazed window to the front aspect, central heating radiator, ceiling light point, laminate wood effect flooring and open archway into kitchen/diner.

### Kitchen/Diner

8'6" x 17'8" (2.594 x 5.396)

With door opening into useful storage cupboard, continued laminate wood effect floor covering, central heating radiator, ceiling light point and double glazed window with accompanying door giving access to the rear garden. Kitchen area with

further ceiling light point, double glazed window to the rear aspect, a selection of matching base units, tiling to splash backs areas, space facility for Range cooker with extractor over, stainless steel sink and drainer with two taps over, space facility for fridge freezer and washing machine.

### First Floor Accommodation

From Hallway stairs gives rise to the first floor landing with ceiling light point, loft access point, door opening into storage cupboard housing Baxi combi boiler and further doors opening into:

### Bedroom One

14'6" x 8'9" (4.431 x 2.679)

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

### Bedroom Two

8'8" x 9'5" (2.644 x 2.883)

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

### Bedroom Three

8'6" max x 8'9" max (2.600 max x 2.686 max)

With a double glazed window to the front aspect, ceiling light point, laminate wood effect floor covering, door opening into over stairs storage cupboard and central heating radiator.

### Bathroom

7'8" x 5'7" (2.355 x 1.725)

With two double glazed obscured window to the

rear aspect, tiling to walls, laminate wood effect flooring, heated towel rail, p-shaped bath with mixer tap over and shower over with rainfall effect shower, ceiling light point, wash hand basin on vanity unit with mixer tap over, low flush push button WC and wall mounted extractor fan.

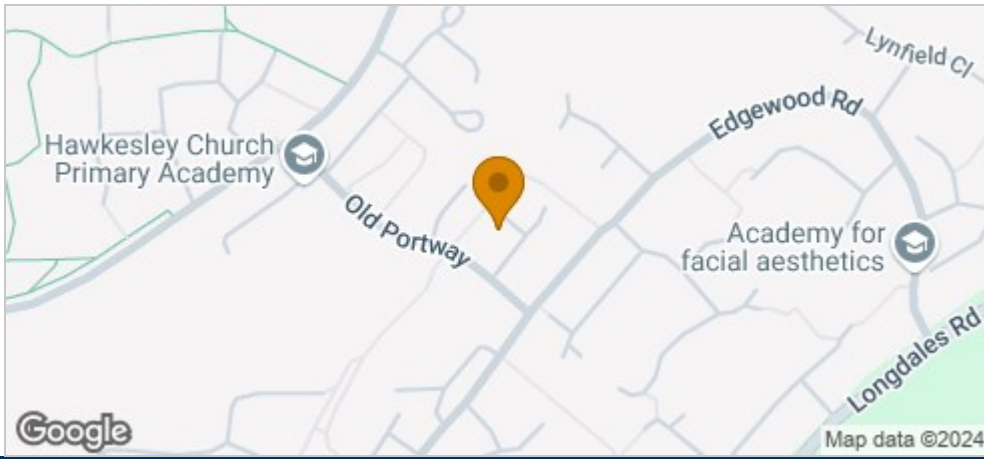
### Rear Garden

With a paved patio area, door opening into useful outside storage, pathway leading to the rear with rear access gate, lawned area and planting areas.

### Tenure

We believe the property to be Freehold subject Solicitors confirmation.





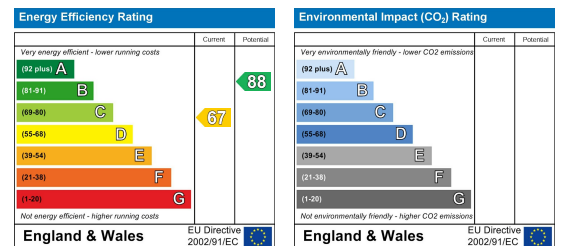
## Floor Plan



## 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.