



## 118 Alderney Gardens

Kings Norton, Birmingham, B38 8YW

Offers In The Region Of £300,000



**\*IDEAL FAMILY HOME\*** Located in this most sought after of location, close to the Green in Kings Norton is this spacious, extended three bedroom semi detached home. The property is ideally located for access to all of the nearby places of interest which includes the local train station with its excellent commuter links, motorway network via the nearby Redditch Road, local schools and the amenities offered on Kings Norton Green. The accommodation on offer briefly comprises; driveway, entrance hallway, open plan kitchen, diner and living area, and rear garden. To the first floor there are two good double bedrooms, third bedroom and bathroom. To arrange your viewing please contact our Kings Norton Sales team.



### Approach

This three bedroom, semi detached property is approached via a public footpath with pathway and lawned areas with mature trees leading to open porchway area with light point, meter box and double glazed obscure door giving access into hallway;

### Hallway

8'2" x 10'5" (2.514 x 3.189)

With ceiling light point, central heating radiator, stairs rising to the first floor accommodation, double doors opening into useful understairs storage area with wall mounted fuse box and wall mounted light point, laminate wood effect floor covering and doors opening into;

### Reception Room/Office/Playroom

8'2" x 10'5" (2.514 x 3.189)

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

### Kitchen

9'7" max x 9'4" max (2.927 max x 2.860 max)

With double glazed window to the front aspect, obscured double glazed door giving access to the side passageway, selection of matching wall and base units, tiling to splash back area, space facility for washing machine, space facility for fridge freezer, one and a half stainless steel sink and drainer with mixer tap over, space facility for cooker with extractor over, wall mounted central heating boiler, central heating radiator and ceiling strip light.

### Downstairs WC

2'11" max x 9'7" max (0.892 max x 2.933 max)

With obscure single glazed window to the side aspect, low flush push button wc and ceiling light point;

### Living Room

22'6" x 10'9" (6.866 x 3.301)

Double obscure internal doors opening into living room, with large double glazed window to the rear aspect, further double glazed sliding door giving access to the rear garden, two wall mounted light points, two ceiling light points and two central heating radiators;

### First Floor Landing

Stairs rising to the first floor accommodation from the hallway leading to first floor landing, with ceiling light point, loft access point and door opening into useful storage cupboard and further doors opening into;

### Bedroom One

12'5" x 10'11" (3.786 x 3.334)

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

### Bedroom Two

9'10" x 10'11" (3.018 x 3.335)

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

### Bedroom Three

9'6" max x 6'5" min x 14'3" max (2.902 max x 1.972 min x 4.368 max)

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

### Bathroom

7'10" x 9'5" max (2.396 x 2.877 max)

With wall mounted heated towel rail, obscure double glazed window to the front aspect, ceiling light point, low flush push button wc, wash hand basin in vanity with mixer tap over, bath with mixer tap and mains powered shower attachment with rainfall effect attachment, ceiling mounted extractor fan and ceiling light point;

### Rear Garden

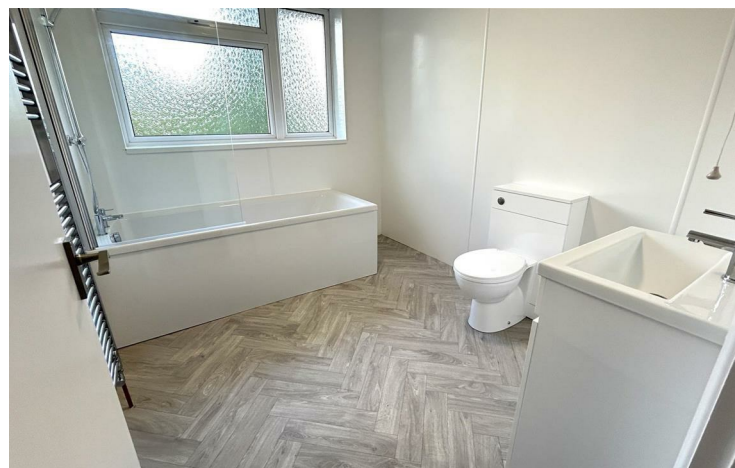
Either accessed from the side access point from the front of the house or the double glazed doors opening from the living room with step leading down to block paved patio area, matured lawned area, fencing and bushes to borders, rear access gate, crazy paved patio area and access leading to the rear of the property with garage;

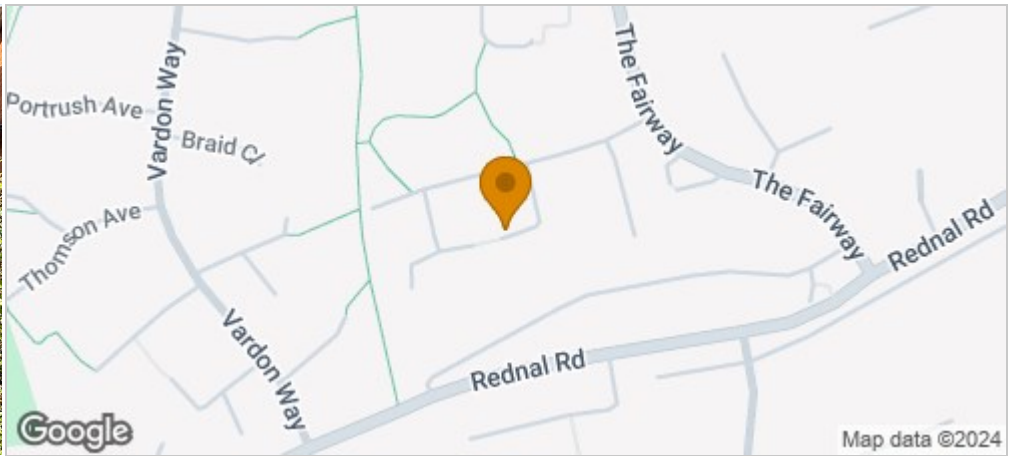
### Garage

Not inspected;

### Tenure

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





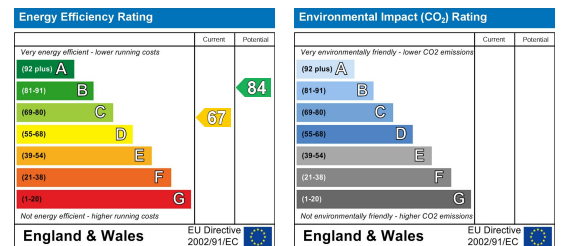
## Floor Plan



## 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.