



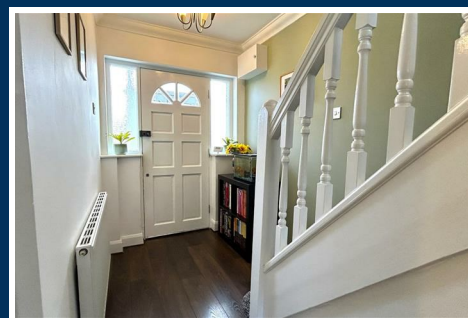
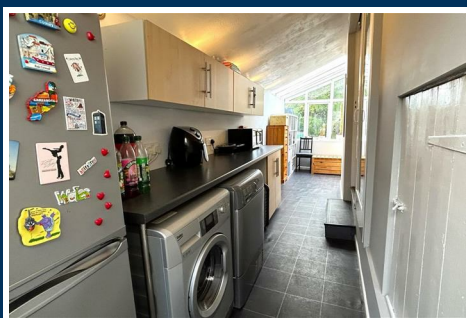
11 Poston Croft

Kings Heath, Birmingham, B14 5AB

Offers In The Region Of £300,000



This lovely three-bedroom, semi-detached family home is located in this in a quiet cul-de-sac location off Broad Lane in Kings Heath. With close links to Kings Heath High Street, local parks and schooling and good access into the City Centre. The property offers the following accommodation: driveway, porch, entrance hallway, two reception rooms, kitchen and access to a side lean-to, currently used as a utility area and access to a lovely rear garden. On the first floor there are three bedrooms and a family bathroom. The property also offers central heating and majority double glazing (both where specified). Energy Efficiency Rating TBC. To arrange your viewing please call our Kings Norton sales team.



Approach

Approached via a paved driveway leading to double opening door into storage area and double glazed doors with accompanying double glazed windows to the sides opening into:

Porch

With a single glazed obscure windows and door opening into:

Hallway

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

Reception Room One

10'8" max x 11'10" max (3.253 max x 3.607 max)

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

Reception Room Two

10'7" x 11'11" (3.244 x 3.656)

With central heating radiator, ceiling light point, wall mounted light point, double glazed door with large double glazed window giving views and access to the rear garden and feature fireplace with wooden surround and tiled hearth;

Kitchen

7'11" max x 5'5" max (2.415 max x 1.672 max)

With an open walkway into kitchen with a selection of wall and base units with integrated stainless steel sink and drainer with mixer tap over, space facility for cooker, tiling to splash back areas, ceiling light point, double glazed window to the rear aspect, sliding glazed door and step giving access into;

Utility

4'7" x 23'3" max (1.420 x 7.09 max)

With double glazed windows and door giving views and access to the rear garden, a selection of wall and base units with space facility for washing machine, tumble dryer and fridge freezer, wall mounted spotlight points, door into useful under stairs storage area and further door opening into:

Side Lean-To

4'7" x 8'5" (1.417 x 2.586)

With double doors giving access to the front aspect, wall mounted central heating boiler and tiled flooring;

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, ceiling light point, obscured double glazed window to the side aspect and doors opening into;

Bedroom One

10'8" max x 10'0" to front of bay (3.266 max x 3.053 to front of bay)

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

Bedroom Two

12'0" x 10'8" max (3.663 x 3.258 max)

With double glazed window to the rear aspect, two ceiling light points, two wall mounted light points, laminate floor covering and central heating radiator;

Bedroom Three

5'6" x 6'6" (1.699 x 1.993)

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

Bathroom

5'5" x 8'0" (1.665 x 2.456)

With tiled flooring, tiled walls, ceiling light point, double glazed window to the rear aspect, heated towel rail, wash hand basin on pedestal with two taps over, low flush push button WC and bath with two taps over and mains powered shower over;

Rear Garden

Being accessed via the rear reception room or side utility leads to a decorative paved area with flowerbeds to borders, steps leading down to mature lawned area and pathway leading to a further patio area with decorative flowerbeds to side, further flowerbeds and leading to rear gate to garden area;

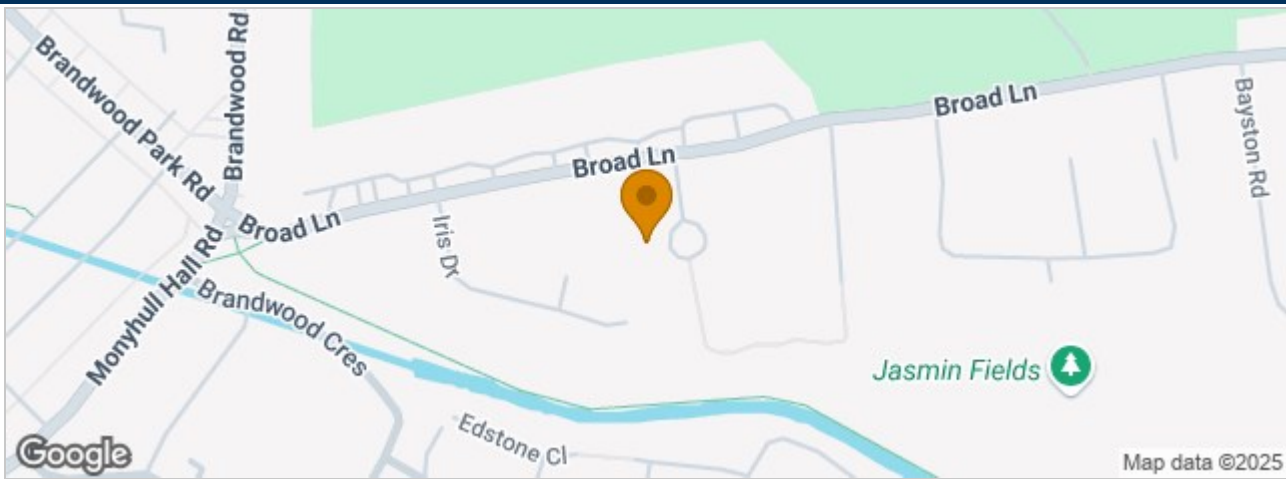
Tenure

We believe the property to be Freehold subject to confirmation by a Solicitor.

Council Tax

According to the Direct Gov Website the Council Tax Band for 11 Poston Croft, Kings heath B14 5ab, Birmingham is a band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation by your legal representative.





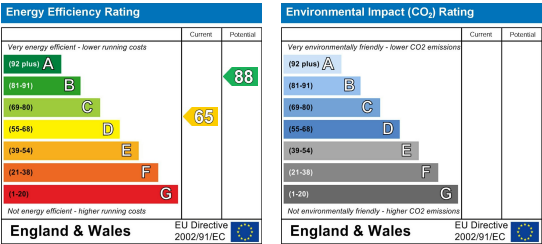
Floor Plan



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.