



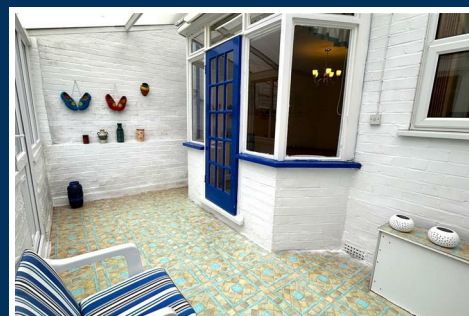
10 Lindsworth Approach

Kings Norton, Birmingham, B30 3QH

Offers Over £275,000



Offering this three bedroom, semi-detached property situated in the popular Lindsworth estate area of Kings Norton being for sale with no upward chain. The property is located on Lindsworth Approach and comprising: driveway, entrance porch, reception hallway, front reception room, rear reception room with access to the conservatory, kitchen and garage. To the first floor there are three bedrooms, shower room and separate WC. The property benefits from majority double glazing (where specified), central heating and mature rear garden. EPC rating TBC. Viewing is highly recommended to fully appreciate the accommodation on offer and can be arranged by contacting Rice Chamberlains - Kings Norton.



Approach

The property is approached via front driveway with gravelled fore garden area, leading to double opening doors opening into garage and further double glazed door with accompanying arched window above opening into porchway;

Porchway

With further single glazed obscure entry door opening into hallway;

Hallway

With central heating radiator, ceiling light point, three single obscure glazed windows to the garage area, further single obscured glazed window into kitchen area, double doors opening into understairs storage area, laminate wood effect floor covering, stairs rising to the first floor accommodation and doors opening into reception room one;

Reception Room One

10'11" into chimney breast x 13'4" into bay (3.342 into chimney breast x 4.074 into bay)

With ceiling light point, central heating radiator, double glazed bay window to the front aspect and decorative feature fire place and further door opening into reception room two;

Reception Room Two

10'11" max into chimney breast recess x 14'1" int (3.33m max into chimney breast recess x 4.29m int)

With central heating radiator, feature fire place, ceiling light point and single glazed bay window with accompanying door giving access into conservatory;

Conservatory

15'6" max x 8'1" max (4.736 max x 2.476 max)

With double glazed windows and two double glazed doors giving access into the rear garden, wall mounted

strip light and from the hallway archway into kitchen area;

Kitchen Area

7'0" x 6'8" (2.149 x 2.038)

Kitchen area with laminate wood effect floor covering, with double glazed window into conservatory area, ceiling light point, part tiling to walls, selection of matching wall and base units, integrated stainless steel sink and drainer with mixer tap over, space facility to cooker, space facility for washing machine and obscure single glazed door giving access into garage;

Garage

6'11" x 28'7" (2.118 x 8.722)

With double doors giving access to the front and further double glazed obscure door and double glazed window giving access to the rear garden and door from garage into useful storage area;

Rear Garden

Accessed via either the conservatory or garage with decorative patio area, with flower beds, lawned and gravelled area, pathway leading to the rear of the garden with garden shed and further patio area;

First Floor Accommodation

Access to the first floor accommodation via stairs to the first floor landing, loft access point, ceiling light point, obscure double glazed window to the side aspect and doors opening into bedroom two;

Bedroom One

13'10" max x 10'5" max (4.236 max x 3.200 max)

With double glazed bay window to the front aspect, ceiling light point, decorative fire place and central heating radiator

Bedroom Two

11'11" max x 10'5" max (3.643 max x 3.186 max)

With central heating radiator, double glazed window to the rear aspect, ceiling light point and door opening into useful storage cupboard housing the boiler;

Bedroom Three

7'1" x 7'9" (2.184 x 2.385)

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

WC

2'5" x 4'4" (0.750 x 1.326)

Separate door opening into wc, with low flush push button wc with hidden cistern with double glazed window to the side aspect ceiling light point;

Bathroom

4'10" x 7'2" (1.478 x 2.186)

With double glazed window to the rear aspect, walk in shower cubicle with mains powered shower, tiling to splash back areas, central heating radiator, wash hand basin in vanity unit with two taps over and ceiling light point;

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 10 Lindsworth Approach Kings Norton, Birmingham, West Midlands, B30 3QH is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





Floor Plan

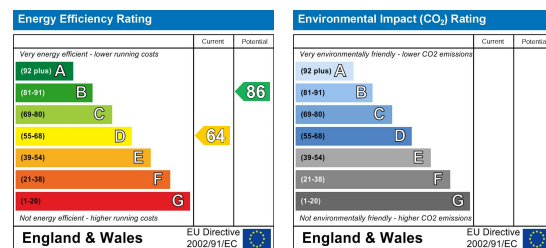
Lindsworth Approach
For illustrative purposes only, NOT to scale.



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.