



## 41 Halladale

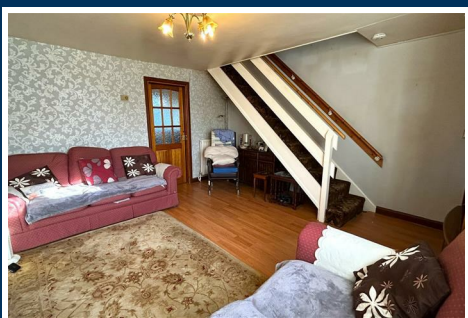
Kings Norton, Birmingham, B38 9DX

Offers In The Region Of £170,000





We are pleased to offer this two bedroom property situated within this popular cul-de-sac location requiring modernisation. The property comprises: garage, entrance porchway, living room, kitchen diner and rear garden. To the first floor there are two bedrooms and the house bathroom. The property further benefits from no upward chain, off road parking, majority double glazed and central heating. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate this property and the potential it has, please contact our Kings Norton Office.



#### Approach

Property is approached via a block paved pathway leading to entry door, there is a door that gives outside storage space, driveway leading to garage with a metal up and over door, garage not inspected, pathway leading to front doorway give access to outside storage space and step leading up to double glazed entry door opening into porchway;

#### Porchway

With a ceiling spot light point, wall mounted fuse box and wooden glazed internal door opening into living room;

#### Living Room

12'10" max x 14'2" max (3.918 max x 4.321 max)

With laminate wood effect flooring covering, double glazed bay window to the front aspect, ceiling light point, stairs rising to the first floor accommodation and door opening into kitchen;

#### Kitchen

12'11" x 8'11" (3.944 x 2.718)

With a selection of matching wall and base units, tiled floor covering, wall mounted central heating boiler, two double glazed windows to the rear aspect, double glazed obscured door giving access to the rear garden, ceiling light point, stainless steel and draining unit with two taps over, space facility for appliances and central heating radiator;

#### First Floor Accommodation

Is access via stairs rising from the living room to first floor landing with loft access point, ceiling light point and doors opening into;

#### Bedroom One

9'10" x 13'2" (3.002 x 4.036)

With ceiling light point, double glazed window to the front aspect, door into cupboard housing water tank and door opening into useful storage cupboard;

#### Bedroom Two

7'1" x 10'0" (2.175 x 3.066)

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

#### Bathroom

5'5" max x 7'0" max (1.660 max x 2.141 max)

With obscure double glazed window to the rear aspect, laminate wood effect floor covering, part tiling to walls, wash hand basin on pedestal with two taps over, low flush wc, bath with two taps over and wall mounted electric shower attachment, ceiling light point and central heating radiator;

#### Rear Garden

Accessed from the kitchen, with paved patio area and pathway leading to the rear of the garden with trees, plants and shrubs to borders and a rear access gate;

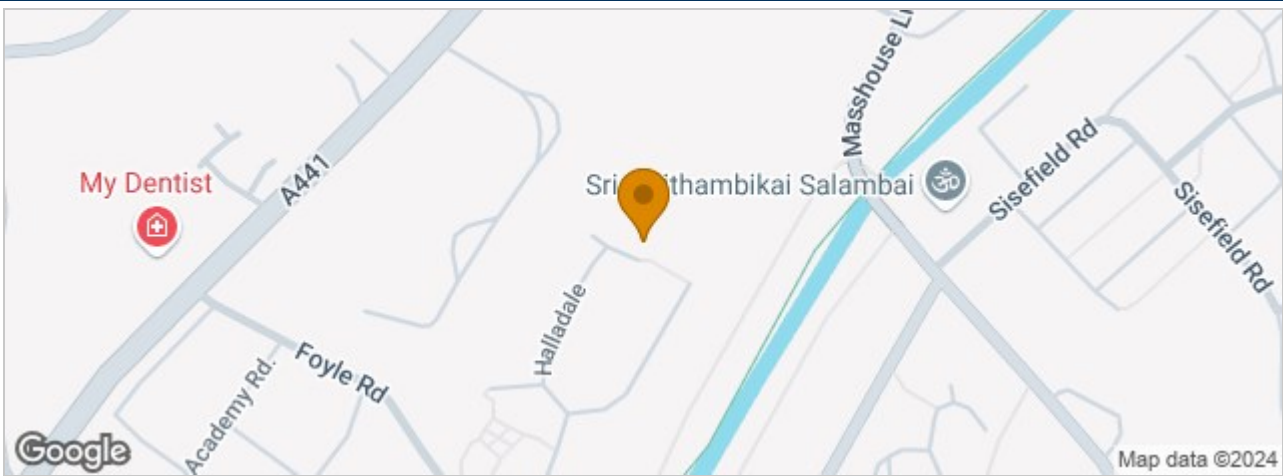
#### Tenure

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









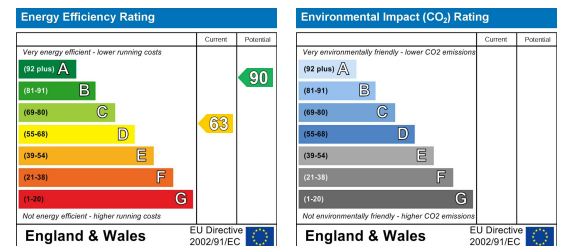
## Floor Plan



## 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.