



## 48 Collingwood Road

Kings Norton, Birmingham, B30 3NY

Offers In The Region Of £280,000

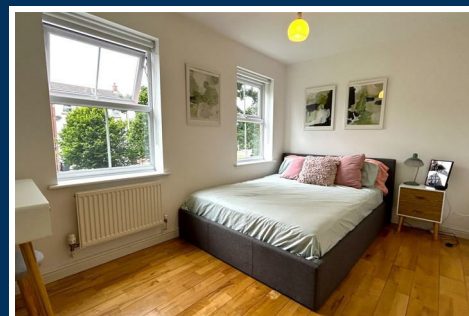
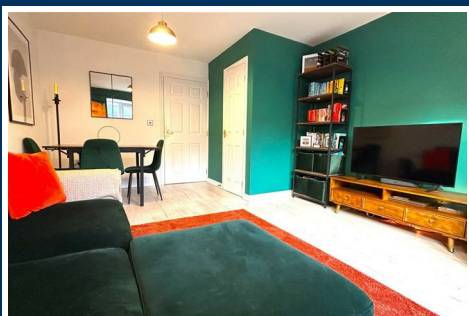




**Charming Four-Bedroom Home! A Must-See! Discover this beautifully proportioned, four-bedroom family home, offering exceptional living space across three floors. Nestled in a quiet and popular modern development, overlooking a beautifully landscaped communal grassed area, this property provides excellent access to Kings Heath, Kings Norton, and various local attractions, thanks to nearby transport links.**

**Highlights include a welcoming fore garden, an inviting entrance hallway, a newly renovated kitchen, a spacious living/dining room, a utility area, and a lovely rear garden. The first floor features two bedrooms and a family bathroom. A further staircase leads to the top floor, which boasts a luxurious main bedroom with an ensuite shower room and a versatile fourth bedroom/study with newly fitted wardrobes.**

**Additional benefits include a garage in a separate block, double glazing, and central heating. Energy Efficiency Rating: C. To experience this delightful home first-hand, please contact our Kings Norton Sales Team today!**



### Approach

Approached via a communal grassed area with pathway leading to front garden and entrance door opening into:

### Entrance Hallway

With a central heating radiator, ceiling light point, stairs rising the first floor accommodation, wood flooring and walkway into:

### Kitchen

7'10" max x 9'3" max (2.409 max x 2.838 max)

With lino to flooring, central heating radiator, selection or matching wall and base units with work surface over, space facility for fridge freezer, space facility for dish washer, cupboard housing central heating boiler and ceiling light point.

### Utility Space

3'5" x 4'8" (1.052 x 1.425)

With plumbing for down stairs wc, space for tumble dryer, central heating radiator, wall mounted wash hand basin with two taps over with tiling to splash back areas, work surface over, ceiling light point, ceiling mounted extractor fan, tiled flooring and door opening into;

### Living Dining Room

16'3" max x 12'2" max (4.973 max x 3.711 max)

With laminate wood effect floor covering, two ceiling light points, contemporary central heating radiator, door opening under stairs storage area and double glazed bay with French doors giving access to the rear garden.

### First Floor Landing

Ceiling light point and doors opening into; door from landing opening storage cupboard housing water tank and further door opening into bedroom, stairs rising to the second floor accommodation;

### Bedroom

12'2" x 8'2" (3.723 x 2.492)

With laminate wood effect floor covering, with two double glazed windows to the front aspect, central heating radiator, ceiling light point and door opening into useful storage cupboard.

### Bedroom

12'1" x 8'11" (3.706 x 2.743)

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

### Bathroom

5'5" x 6'5" (1.670 x 1.959)

With tiling to walls, tiles to flooring, bath with two taps over and main powered shower attachment, ceiling light point, ceiling mounted extractor fan, wash hand basin on pedestal with two taps over, low flush push button wc and heated towel rail.

### Second Floor Landing

With loft access point, ceiling light point and doors opening into;

### Bedroom

12'2" max x 14'7" max (3.71 max x 4.45 max)

With wooden floor covering, two double glazed windows to the front aspect, central heating radiator, ceiling light point and door opening into;

### En Suite

4'11" x 6'8" (1.512 x 2.043)

With tiled flooring, tiling to splash back areas, wash hand basin on pedestal with two taps over, walk in shower cubicle with mains powered shower attached, low flush push button wc, heated towel rail, ceiling mounted extractor fan and ceiling light point.



### Bedroom

10'1" max x 8'11" max (3.075 max x 2.736 max)

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

### Rear Garden

With block paved patio area with steps leading up to a further patio area with small lawned area and gate giving access to the rear.

### Garage

8'6" x 16'7" (2.597 x 5.073)

Located in a separate block, with metal up and over door.

### Communal Service Charges

We have been informed by our vendors the communal ground service charges are £50 per annum (subject to confirmation from you legal representative).

### Council Tax Band

According to the Direct Govwebsite the Council Tax Band for 48 Collingwood Road, Kings Norton, Birmingham. B30 3NY is band D and the annual Council Tax is approximately £2,083.76 subject to confirmation by your legal representative.

### Tenure

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

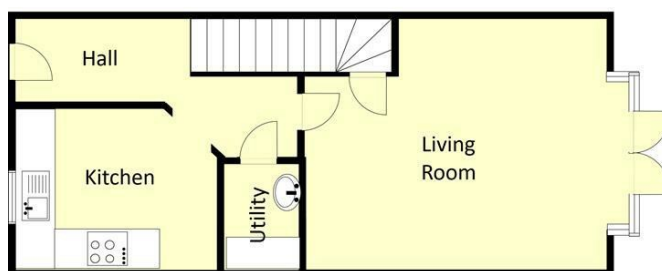
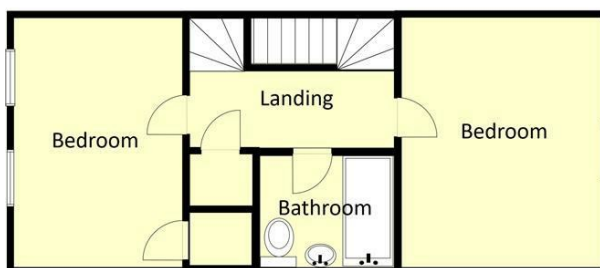
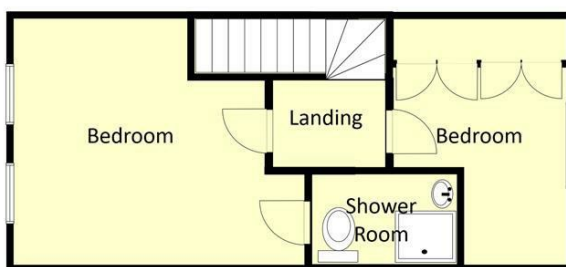






## Floor Plan

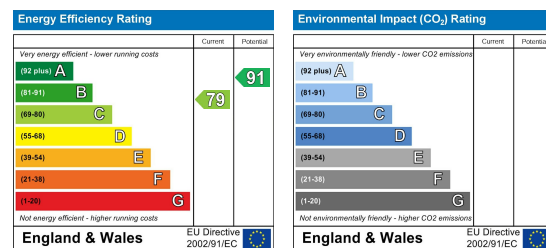
Collingwood Road  
For illustrative purposes only, NOT to scale.



## 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.