



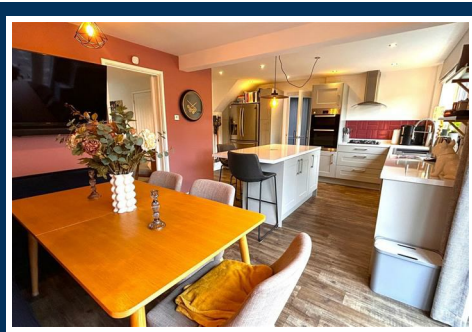
32 Chalgrove Avenue

Kings Norton, Birmingham, B38 8YP

Offers In The Region Of £415,000



BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME Located in this popular and secluded spot is this sizeable, four bedroom detached home. Ideally placed for all of the local amenities, including transport links and schools. The accommodation on offer briefly comprises; good size driveway and garage, porch, hallway, living room, kitchen diner, utility room, ground floor WC, garage and rear garden. To the first floor there are four bedrooms and a re-fitted shower room. The property further benefits from central heating and double glazing. EPC rating TBC. To arrange a viewing for this property, please contact our Kings Norton Office.



Approach

Approached via front driveway providing off road parking with mature garden area leading to double glazed front entry door and opening into porchway;

Porchway

With double glazed windows to the front and side respectively and composite front door opening into hallway;

Hallway

With wall mounted fuse box, under stairs storage cupboard, laminate wood effect floor covering, ceiling light point, stairs rising to the first floor accommodation and door opening into ground floor wc;

Ground Floor WC

3'6" x 5'2" (1.079 x 1.594)

With obscured double glazed window into the porch area, ceiling light point, heated towel rail, continued laminate wood effect floor covering, low flush push button wc, space saver wash hand basin with mixer tap over and unit underneath and further door opening into living room;

Living Room

12'0" x 16'6" (3.661 x 5.039)

With double glazed window to the front aspect, central heating radiator, two ceiling light points and sliding door giving access into kitchen diner;

Kitchen Diner

20'2" max x 15'1" max x 11'6" min (6.169 max x 4.614 max x 3.510 min)

Accessed either from the hallway or from the living room with double glazed window to the rear garden

aspect, double glazed French doors giving access and views to the rear garden, two contemporary style radiators, continued laminate wood effect floor covering, space facility for an American style fridge freezer, integrated oven and grill, four ring burner with extractor over, one and a half sink and drainer unit with mixer tap over, ceiling spot light points to kitchen area and two ceiling light points in dining area, a selection of wall and base units and island with unit beneath;

Utility

8'1" max x 13'5" max (2.480 max x 4.105 max)

With glazed interior door opening into utility area with wall mounted central heating boiler, double glazed door giving access to the rear garden, ceiling sky light, one and a half sink unit with mixer tap over, space facility for washing machine, selection of matching units, tiling to splash back areas, door opening into garage and contemporary central heating radiator;

Garage

8'7" max x 17'0" max (2.625 max x 5.182 max)

With metal door to front, two ceiling strip light points and gas meter;

First Floor Accommodation

Access to the first floor accommodation via stairs rising from the hallway to landing with obscured double glazed window to the side aspect, loft access point, ceiling light point, contemporary radiator and doors opening into bedroom four;

Bedroom One

13'0" max x 11'8" max to rear of wardrobes (3.974 max x 3.561 max to rear of wardrobes)

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

Shower Room

5'11" max x 10'1" max (1.826 max x 3.085 max)

With tiled flooring, obscured double glazed window to the side aspect, ceiling spot light points, contemporary shower with rainfall effect shower attachment, decorative tiling to splash back areas, low flush push button wc, wash hand basin with mixer tap over in vanity unit and wall mounted heated towel rail;

Bedroom Two

10'2" x 10'5" (3.105 x 3.195)

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

Bedroom Three

9'9" x 7'4" (2.984 x 2.239)

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

Bedroom Four

6'10" x 9'10" (2.106 x 3.009)

With doubled glazed window the rear aspect, central heating radiator, ceiling light point, and laminate wood effect floor covering;

Rear Garden

Accessed either from the utility or dining room leading to paved patio area with steps leading down to artificial grassed area with decorative planting beds to borders, panelled fencing to borders, patio area and side access point;

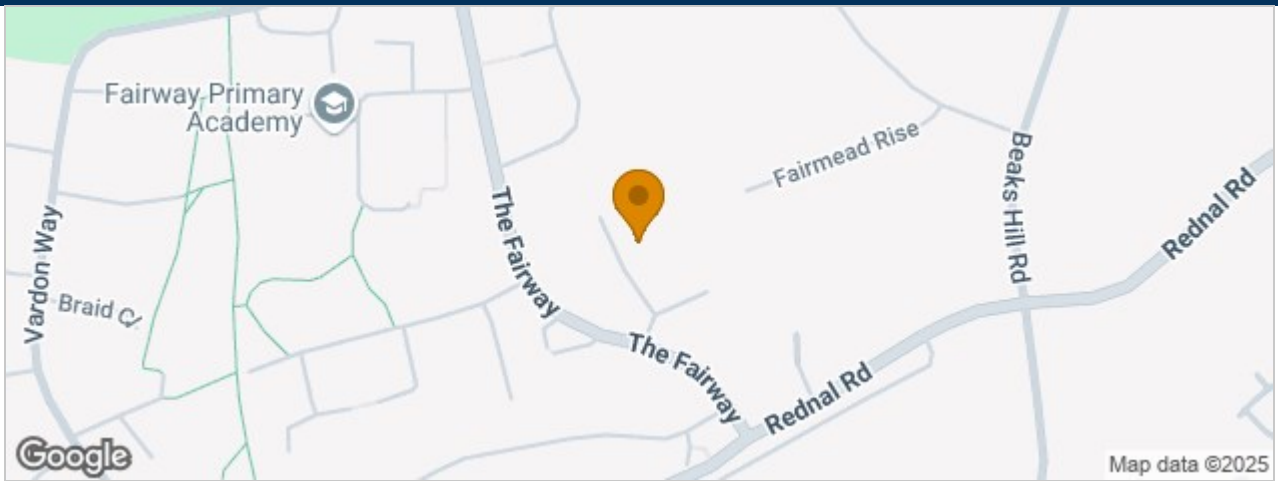
Tenure

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 32 Chalgrave Avenue, Kings Norton, Birmingham. B38 8YP is band E and the annual Council Tax is approximately £2,734.11, subject to confirmation by your legal representative.





Floor Plan

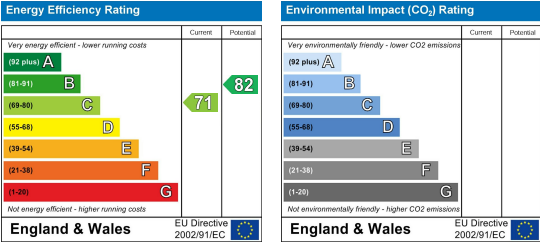
Charlgrave Avenue -
NOT TO SCALE - For
illustrative purposes
only



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.