



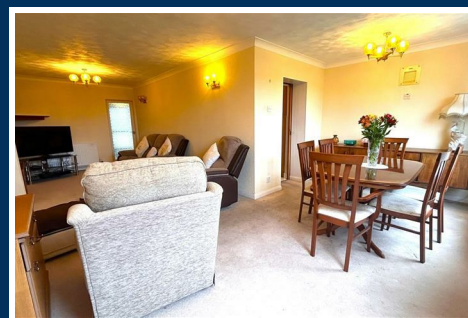
78 The Crest

West Heath, Birmingham, B31 3QB

Offers Over £240,000



EXTENDED FAMILY HOME BEING OFFERED WITH NO CHAIN! Set back from the road in this popular location is this spacious three bedroom family home which offers good size accommodation throughout and also offers the right would-be buyers the opportunity to modernise and update to their own tastes. Ideally located for access to all of the nearby places of interest which include; the local Motorway network via the nearby M42, the new Longbridge development with all its shops and restaurants, Longbridge train station with its excellent commuter links and also to local schools and colleges in the area. The accommodation on offer briefly comprises; driveway and garage, entrance porch, spacious hallway, extended 'L' shaped living dining room, kitchen, side covered utility space and a rear garden. To the first floor there are three bedrooms, shower room and separate WC. Energy Efficiency Rating TBC. To arrange your viewing please contact our Kings Norton Sales team.



Approach

The property is approached via front driveway with lawned area with door entering into porchway and access into garage;

Garage

7'6" x 16'6" (2.289 x 5.034)

With metal up and over door into garage

Porchway

With tiled flooring, obscured double glazed windows to the front and side and further obscured double glazed entry door with accompanying double glazed windows to the side entering into hallway;

Hallway

With central heating radiator, intruder alarm, stairs rising to the first floor accommodation, ceiling light point, door opening into useful storage area and further glazed interior doors opening into kitchen and living room;

Kitchen

6'5" x 15'5" (1.956 x 4.715)

With a selection of wall and base units, two ceiling light points, integrated oven, integrated four ring burner hob, tiling to splash back areas, central heating radiator, sink and drainer unit with mixer tap over, door opening into useful storage cupboard. double glazed window overlooking side lean to/utility area, further double glazed door opening into side lean to/utility area and sliding door from kitchen opening into dining area;

Side lean to/utility area

4'5" x 17'11" (1.371 x 5.483)

With tiled flooring, two wall mounted light points, doubled glazed door with accompanying obscured window to the front aspect, further double glazed door

and accompanying obscured window to the rear aspect, space facility for washing machine, tumble dryer and fridge/freezer;

Extended L shaped living/dining room

16'10" max x 8'10" min x 25'11" max x 8'10" min (5.156 max x 2.695 min x 7.910 max x 2.695 min)

With two double glazed windows to the rear aspect, three central heating radiators, three ceiling mounted light points, wall mounted light points, decorative fire place and inset electric fire;

First Floor Accommodation

Access to the first floor accommodation via stairs rising from the hallway up to first floor landing;

First Floor Landing

With obscure double glazed window to the side aspect, loft access point with pull-down ladder, ceiling light point and doors opening into;

Bedroom One

10'5" max x 15'11" max (3.199 max x 4.870 max)

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

Bedroom Two

10'11" x 10'5" (3.351 x 3.195)

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

Bedroom Three

6'1" x 8'8" (1.878 x 2.658)

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

Shower Room

5'11" max x 7'1" max (1.816 max x 2.181 max)

With obscure doubled glazed window to the front

aspect, walk in corner shower unit, with mains powered shower attachment, wash hand basin in vanity unit with two taps over, heated towel rail, ceiling light point and cupboard housing Worcester combi boiler;

Separate WC

With low flush push button wc, tiling to walls, obscure double glazed window to the side aspect and ceiling light point;

Rear Garden

The rear garden extends beyond the original boundary line, accessed from side lean to with paved patio area with path leading to the rear of the garden, mature lawned area, decorative trees, plants and shrubs to borders and rear garden shed;

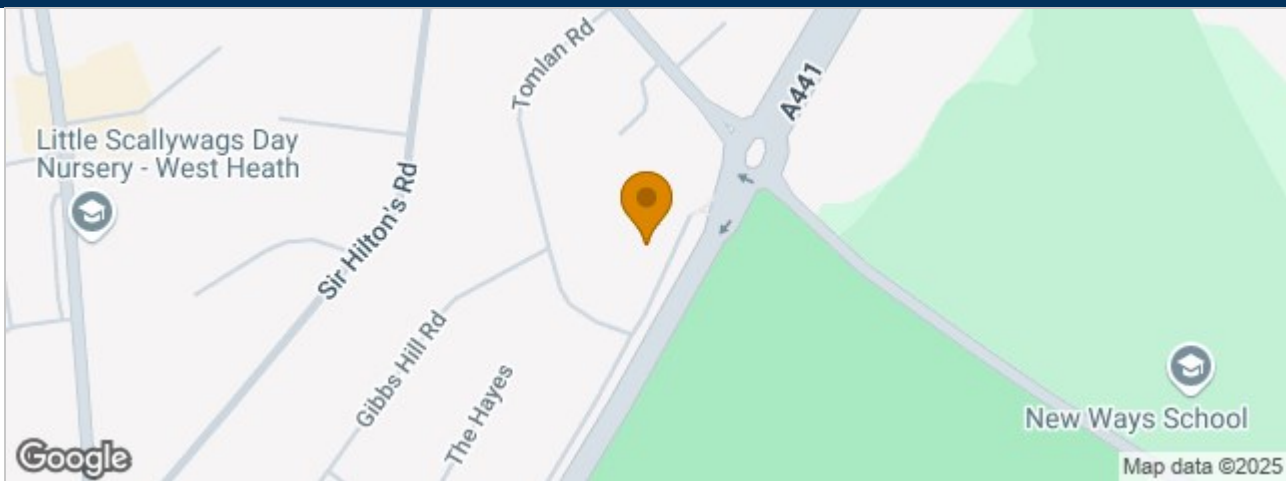
Tenure

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 78 The Crest, West Heath, Birmingham, West Midlands, B31 3QB is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.





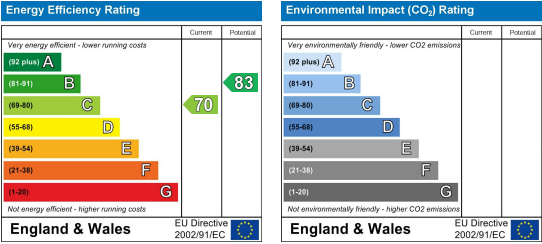
Floor Plan



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.