



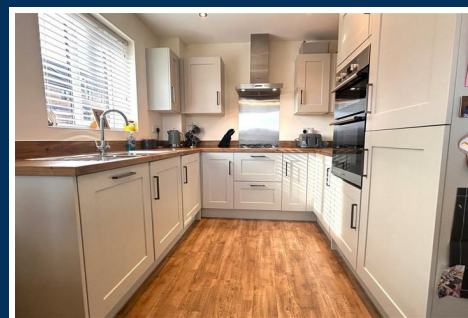
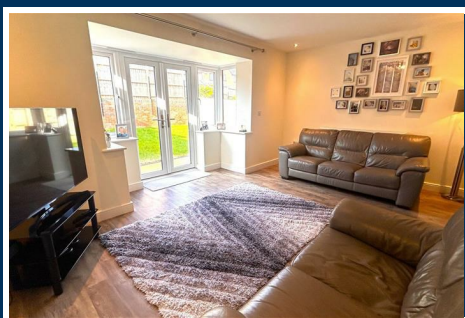
24 Academy Road

Kings Norton, Birmingham, B38 9FG

Offers In The Region Of £365,000



BEAUTIFULLY PRESENTED FOUR BEDROOM HOME! MUST SEE! Located on this popular modern development the property itself offers excellent access to nearby Kings Norton and also of the local points of interest due to the nearby transport links. In brief the accommodation comprises; fore garden with a driveway, entrance hallway, modern kitchen / dining room, living room, guest WC are rear garden. To the first floor there are two bedrooms and family bathroom. the the top floor there is a bedroom with ensuite shower room, and a further bedroom. Energy Efficiency Rating E. The property further benefits from double glazing, central heating, garage and opposite a play area and parkland. To arrange your viewing of this beautiful home please call our Kings Norton Office.



Approach

Approached via a front driveway giving access into the garage with steps leading up to front entry door opening into hallway;

Hallway

Hallway with karndean flooring, stairs rising to the first floor accommodation, central heating radiator, ceiling light point and doors opening into;

Downstairs WC

With obscured double glazed window to the front aspect, wall mounted extractor fan, ceiling light point, wall mounted wash hand basin with mixer tap over, heated towel rail, low flush push button wc, continued karndean flooring and door opening into kitchen/diner;

Kitchen Diner

16'3" x 8'8" (4.957 x 2.646)

With continued karndean flooring, central heating radiator, double glazed window to the front aspect, double glazed window to the side aspect, ceiling light point in dining area, ceiling spot lights in kitchen area, ceiling mounted extractor fan, kitchen area with a selection of wall and base units, with work surface over, one and a half stainless steel sink and drainer unit with mixer tap over, integrated oven and hob, integrated four ring burner gas hot with extractor over, integrated fridge and freezer, integrated dishwasher, integrated washing machine further door from hallway opening into living room;

Living Room

15'7" max x 10'4" min x 16'0" max (4.755 max x 3.163 min x 4.879 max)

With bay and double glazed windows to the rear

aspect, with French doors giving access to the rear garden, central heating radiator, ceiling spot light points and ceiling light point, continued karndean flooring and further door from living room opening into useful storage cupboard;

Access to First Floor Accommodation

Access to first floor accommodation via stairs rising from hallway;

Rear Garden

Accessed from either the side access point, through the garage or from French doors opening from the living room, paved patio area leading to matured lawn area with panelled fencing and brick walls to borders,

First Floor Landing

With ceiling light point, central heating radiator, stairs rising to the second floor accommodation, doors opening into useful storage cupboard and further door opening into bedroom;

Bedroom

16'0" max x 10'5" max (4.889 max x 3.195 max)

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

Bedroom

9'0" max x 15'11" max (2.748 max x 4.863 max)

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

First Floor Bathroom

6'10" max x 8'11" max (2.103 max x 2.728 max)

With karndean flooring, obscured double glazed window to the side aspect, low flush put button wc, wall mounted wash hand basin with mixer tap over,

bath with mixer tap and shower attachment, tiling to splash back areas, ceiling spot light points, ceiling mounted extractor fan and heated towel rail;

Access to the top Floor Accommodation

Via stairs rising from the first floor landing up to second floor landing, loft access point, ceiling light point, central heating radiator and door opening into bedroom;

Bedroom

11'4" max x 15'11" max (3.478 max x 4.853 max)

With two double glazed windows to the front aspect, central heating radiator, ceiling light point and door opening into useful storage cupboard;

Bedroom

10'5" x 13'10" to front of wardrobes (3.181 x 4.229 to front of wardrobes)

With double glazed window to the rear aspect, central heating radiator, fitted wardrobes and door opening into en suite;

En suite

4'7" max x 8'7" max (1.406 max x 2.627 max)

Door opening into en suite shower room with karndean flooring, obscure double glazed window to the side aspect, tiling to splash back areas, walk in shower cubicle with electric shower attachment.

heated towel rail, wall mounted wash hand basin with mixer tap over, low flush push button wc, ceiling spot light point and ceiling mounted extractor fan;

Garage

8'10" x 18'6" (2.716 x 5.658)

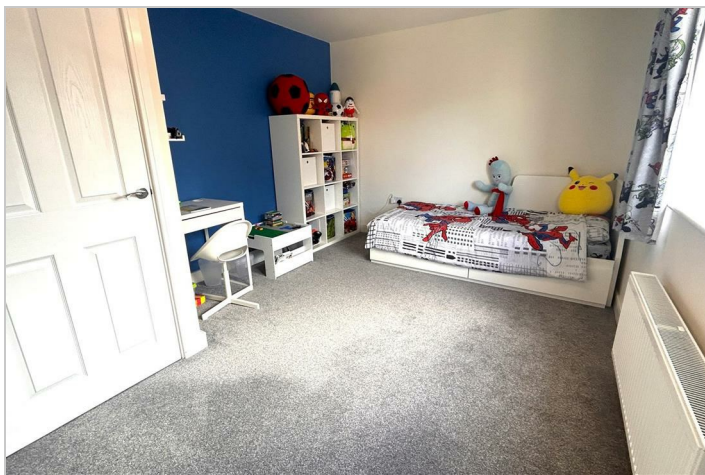
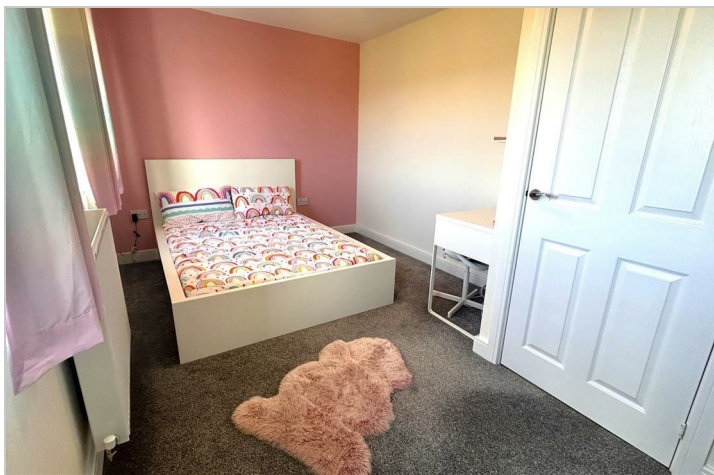
With metal up and over door to the front and obscured double glazed window giving access to the rear garden with ceiling light point and wall mounted valiant boiler;

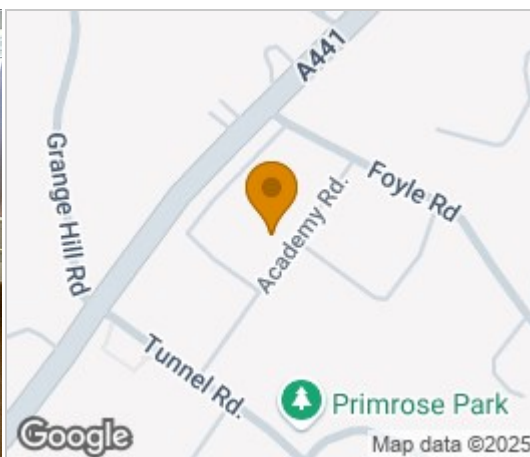
Tenure

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

Council Tax Band

According to the Direct Gov website the Council Tax Band for 24 Academy Road, Kings Norton, Birmingham. B38 9FG is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation by your legal representative.





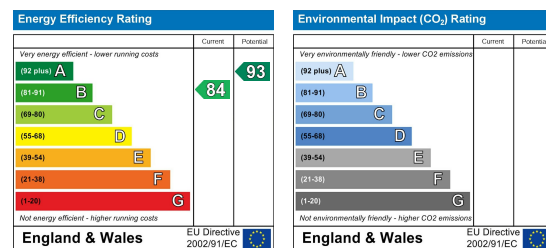
Floor Plan



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.