



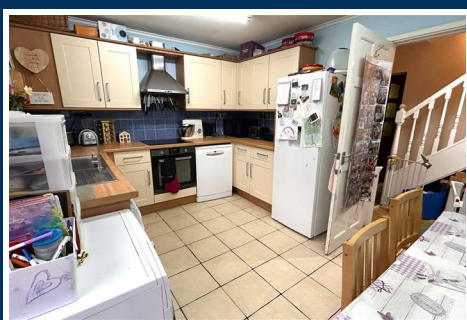
14 Braid Close

Kings Norton, Birmingham, B38 8YB

Offers Over £200,000



FOUR BEDROOM FAMILY HOME! Located in this lovely location in Kings Norton. Being ideally positioned for access to all of the local amenities which include; West Heath Park within close walking distance Kings Norton Green and Kings Norton Station with all of its excellent commuter links. The accommodation offered briefly comprises; fore garden, entrance porch, entrance hall, ground floor WC, kitchen dining room, living room, rear lean to and rear garden. The first floor has four bedrooms and a bathroom. The property further benefits from gas central heating. EPC rating B. To arrange your viewing of this property please call our Kings Norton Office.



Approach and Solar Panels

Approached via front garden with pathway leading to front entry door opening into porch area, the Vendor informs us there are 8 Solar panels (2.52 kW capacity) fitted to the roof and owned outright;

Porch Area

With two cupboards, one for storage and one housing meters and the Vendor informs us there is an inverter for the Solar panels (3 year warranty remaining) laminate wood effect floor covering, ceiling light point and further door opening into hallway;

Hallway

With stairs rising to the first floor accommodation, laminate wood effect floor covering, ceiling light point, ceiling spot lights to the landing area, door opening into storage area;

Downstairs WC

Door opening into toilet with tiled flooring, central heating radiator, wall mounted wash hand basin with two taps over, tiling to half wall, low flush wc, obscured single glazed window opening into porchway area and ceiling light point;

Kitchen Diner

9'7" x 15'3" (2.945 x 4.651)

With two ceiling strip light points, central heating radiator, tiled flooring, double glazed French doors and accompanying window to side giving access to the rear lean to, further double glazed window giving views to the rear lean to, selection of matching wall and base units with stainless steel sink and drainer unit with mixer tap over, integrated oven with four ring induction hob and extractor over, space facility for fridge freezer, space facility for dishwasher, space facility for washing machine and tumble dryer;

Rear Lean To

20'7" x 6'3" (6.280 x 1.908)

With windows to front and sides respectively, the Vendor informs us there is insulated plywood floor covering and door opens into useful storage area;

Living Room

9'10" x 15'10" (3.007 x 4.848)

Sliding door opening into living room, double glazed window to the front aspect, double glazed French doors giving access to rear lean to, ceiling light points and central heating radiator;

First Floor Accommodation

Access to the first floor accommodation from the hallway via stairs rising to first floor landing with ceiling light point, loft access which the Vendor has informed us has raised wooden flooring for additional storage, cupboard housing central heating boiler, double glazed window to the front and door opening into;

Bedroom One

10'6" x 9'7" (3.204 x 2.946)

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

Bedroom Two

9'7" x 6'8" (2.944 x 2.057)

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

Bedroom Three

7'9" max x 9'8" max (2.383 max x 2.950 max)

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

Bedroom Four

6'0" x 6'10" (1.831 x 2.100)

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

Bathroom

5'11" x 5'11" (1.816 x 1.822)

With tiled flooring, tiles to walls, bath with mixer tap and shower attachment, wash hand basin and work surface area, obscured double glazed window to the front aspect, low flush put button wc, ceiling light point, ceiling mounted extractor fan and central heating radiator;

Rear Garden

With paved area and steps leading to mature lawned area and rear access point and laid to mature lawn;

Rear Garden Shed

8'0" x 6'0" (2.441 x 1.830)

Insulated shed with mains electricity, ethernet connection, ceiling light point which is used as an office by the Vendor;

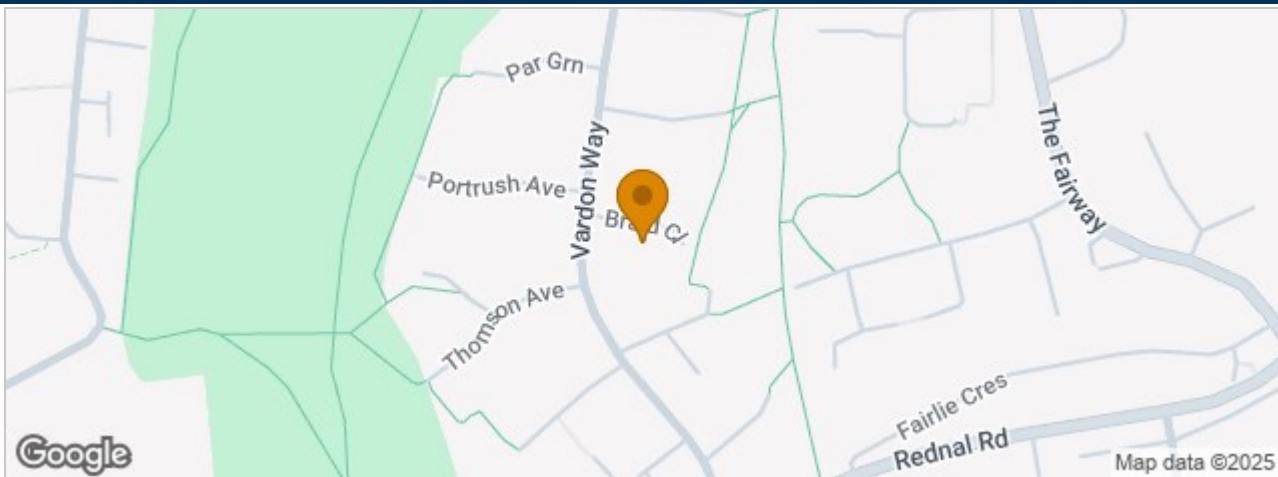
Council Tax Band

According to the Direct Gov Website the Council Tax Band for 14 Braid Close, Kings Norton, Birmingham. B38 8YB is a band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation by your legal representative.

Tenure

We believe the property to be Freehold subject to Solicitors confirmation.





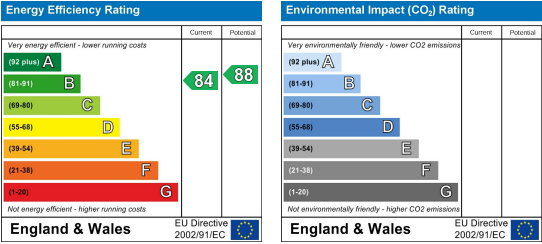
Floor Plan



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.