



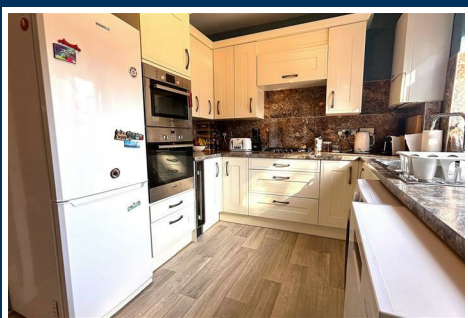
103 Lanchester Road

Kings Norton, Birmingham, B38 9AG

Offers In The Region Of £230,000



***THREE BEDROOM FAMILY HOME IN QUIET CUL-DE-SAC!** Tucked away in this quiet cul-de-sac is this three bedroom terraced home, which offers excellent space throughout. Ideally placed for access to all of the nearby places of interest including Kings Norton's historic village green, via the nearby motorway and rail networks, parks, canal and also the local schools. The accommodation on offer briefly comprises; driveway, hallway, living room, kitchen diner, conservatory and lovely sized rear garden. To the first floor there are three bedrooms and family bathroom. EPC Rating E. To book your viewing of this lovely home, please call our Kings Norton team.



Approach

Approached via a block paved front garden with side access point and steps leading down to further paved area to front entry door opening into hallway;

Hallway

With exposed wood flooring, central heating radiator, ceiling light point, stairs leading to the first floor accommodation and door opening into living room;

Living Room

12'8" max x 16'6" max (3.861 max x 5.032 max)

With double glazed bay window to the front aspect, central heating radiator, feature fireplace, ceiling light point and open walkway into the kitchen;

Kitchen Diner

15'10" x 8'11" (4.827 x 2.729)

With doors opening into useful under stairs storage space currently housing tumble dryer, lino to flooring, double glazed window to the rear garden, with further double glazed stained glass window and accompanying obscured double glazed door giving access to the conservatory, central heating radiator, a selection of matching wall and base units and integrated grill and oven, integrated four ring burner with extractor over, stainless steel one and a half sink and drainer with mixer tap over, space facility for washing machine, space facility for dishwasher, space facility for fridge freezer, integrated drinks fridge, wall mounted vaillant central heating boiler, splash backs, door and step down to the;

Conservatory

9'6" max x 7'7" max (2.921 max x 2.323 max)

With double glazed windows to the side and rear respectively, wall mounted light points and door giving access to the rear garden;

Access to First Floor Accommodation

Via stairs rising from hallway to first floor landing, ceiling light point, loft access point, door opening into useful airing cupboard and doors opening into bathroom;

Bathroom

5'10" x 5'11" (1.796 x 1.827)

With obscured double window to the rear aspect, p shaped bath with mains powered rainfall shower attachment, ceiling spot light points, wall mounted extractor fan, low flush push button wc, wash hand basin in vanity unit with storage under, wall mounted towel rail and tiling to splash backs;

Bedroom One

12'6" max x 13'6" max (3.829 max x 4.117 max)

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

Bedroom Two

9'8" x 10'0" (2.956 x 3.058)

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

Bedroom Three

6'0" x 8'1" (1.847 x 2.489)

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

Rear Garden

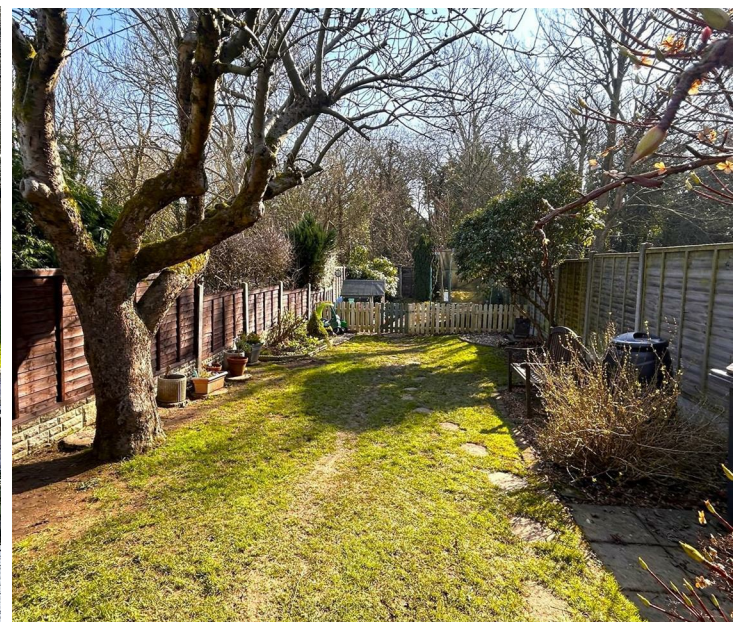
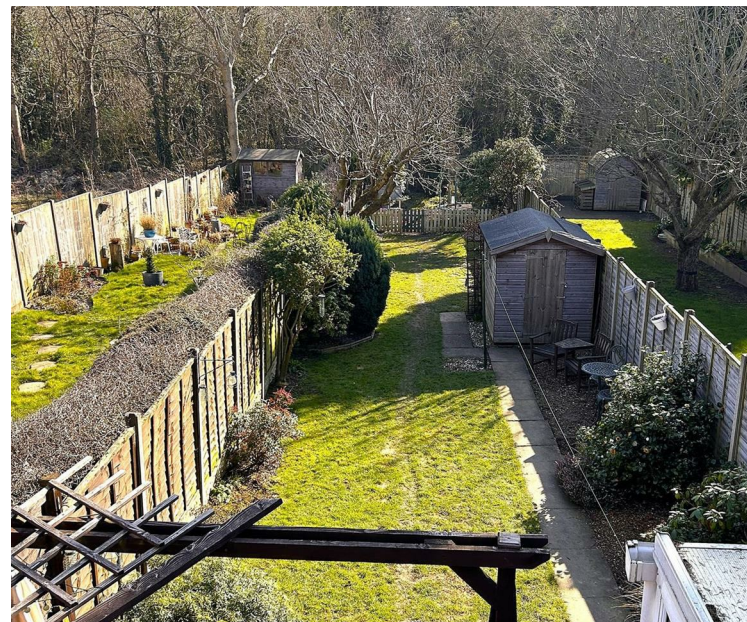
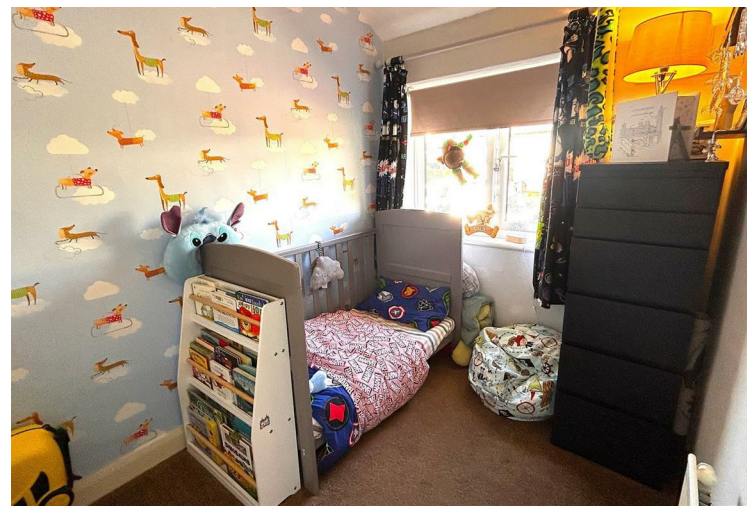
With paved patio area, gate giving access to the front of the property, with pathway leading midway down the garden, matured lawned area with decorative trees, plants and shrubs to flower beds, garden shed leading down to further lawned area with further flower beds and rear garden area currently used for children toys and fenced off;

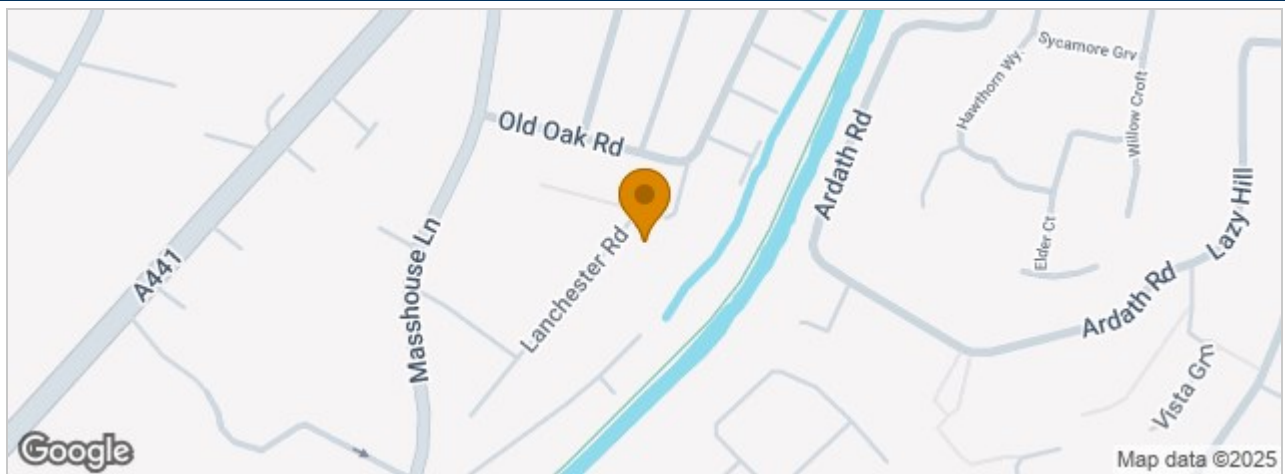
Council Tax Band

According to the Direct Gov Website the Council Tax Band for 103 Lanchester Road, Kings Norton, Birmingham. B38 9AG is band B and the annual Council Tax amount is approximately £1,620.70 , subject to confirmation from your legal representative;

Tenure

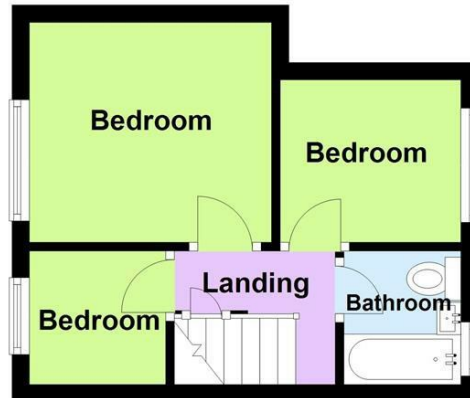
We believe the property to be Freehold subject to confirmation by a Solicitor.





Floor Plan

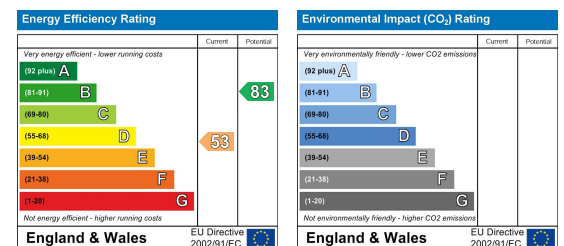
Lanchester Road - NOT TO SCALE - For illustrative purposes only



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.