



5 Mullion Croft

Kings Norton, Birmingham, B38 8PH

Offers In Excess Of £350,000



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Approach

The property is approached via a front driveway providing off road parking for two vehicles leading to the front of the property with a electric metal door opening into garage, side access to the rear of the property and steps leading up to double glazed front entry door opening into:

Porch

With ceiling light point, tiled flooring and obscured single glazed front entry door with accompanying windows to the side and above opening into:

Hallway

With central heating radiator, ceiling light point, stairs giving rise to the first floor accommodation, door opening into under stairs storage with an obscure window and further doors opening into:

Living Room

9'11" x 16'11" (3.036 x 5.162)

With double glazed bay window to the front aspect, two central heating radiators, ceiling light point and feature tiled fireplace with wooden panelling to chimney breast.

Dining Room

9'11" x 13'7" (3.023 x 4.163)

With central heating radiator, ceiling light point, two wall mounted light points, double glazed sliding patio doors opening into:

Conservatory

11'0" x 8'3" (3.355 x 2.539)

With double glazed windows to the rear and side respectively, double glazed French doors giving access

to the rear garden, tiled flooring and ceiling light point with fan.

Kitchen

10'2" x 12'2" (3.108 x 3.724)

With a selection of matching wall and base units with work surfaces incorporating stainless steel sink and drainers with mixer tap over, two double glazed windows to the rear aspect, two ceiling light points, space facility for washing machine, cooker, dishwasher, fridge and freezer, central heating radiator, obscured glazed door giving access into the inner lobby area, tiling to splash back areas and door opening into:

Lean-To

With double glazed door giving access to the rear garden and further door opening into:

Ground Floor WC

2'9" max x 5'8" (0.854 max x 1.746)

With low flush WC and wall mounted light point.

Inner Lobby Area

With door opening into garage and further door opening into:

Ground Floor Wet Room

4'9" x 7'2" (1.449 x 2.200)

With low flush push button WC, wash hand basin on pedestal with two taps over, wall mounted electric shower, wall mounted extractor fan and ceiling light point.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing

with an obscure double glazed window to the side aspect, ceiling light point, loft access point and doors opening into:

Bedroom One

9'11" x 14'11" (3.036 x 4.548)

With double glazed bay window to the front aspect, two ceiling light points and central heating radiator.

Bedroom Two

13'8" x 9'11" max (4.177 x 3.038 max)

With double glazed window to the rear aspect, wash hand basin with two taps over, ceiling light point and central heating radiator.

Bedroom Three

11'6" max x 5'10" (3.528 max x 1.788)

With double glazed window to the front aspect, ceiling light point, in-built storage to over stairs storage area and central heating radiator.

Bathroom

5'10" x 10'0" (1.792 x 3.055)

With a corner walk-in entry shower cubicle with mains powered shower, low flush WC, wash hand basin on vanity unit with two taps over, bath with

mixer tap over, bath with obscure window to the rear aspect, ceiling light point, fitted unit with under unit lighting, central heating radiator and tiling to walls.

Rear Garden

Being accessed from the lean-to or conservatory leads out to a landscaped rear garden with a crazy paved patio area and pathway leading to the rear of the garden, with mature lawn areas, decorative flowerbeds housing trees, plants and shrubs, side access to the front of the property, rear garden shed, workshop and panel fencing to borders.

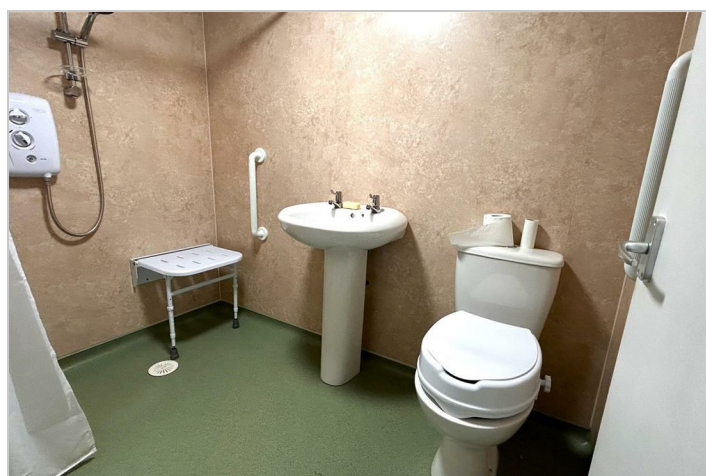
Garage

8'4" x 12'8" (2.542 x 3.864)

From lobby area step and door leads into the garage with wall mounted Vaillant boiler. a electric metal door giving access into the front driveway and ceiling light point.

council tax

According to the Direct Gov website the Council Tax Band for 5 Mullion Croft, Kings Norton, Birmingham. B38 8PH is band D and the annual Council Tax amount is approximately £2,237.00 , subject to confirmation by your legal representative.



Road Map



Hybrid Map



Terrain Map



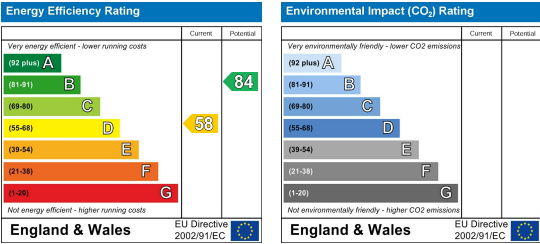
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.