



## 17 Lanchester Road

Kings Norton, Birmingham, B38 9AG

£220,000





**\*THREE BEDROOM FAMILY HOME IN QUIET CUL-DE-SAC! WITH NO CHAIN\*** Tucked away in this quiet location is this three bedroom family home. Ideally placed for access to all of the nearby places of interest including Kings Norton's historic village green, the nearby motorway and rail networks, parks and canals and also the local schools. The accommodation on offer briefly comprises; entrance hallway, living room, kitchen with pantry, rear garden with access to the outside WC. To the first floor there are three good sized bedrooms and a family bathroom. EPC Rating D. To book your viewing please call our Kings Norton sales team or please do feel free to click the link to the full virtual tour!



### Approach

Approached via block paved fore garden with steps leading up to front entry door leading into hallway;

### Hallway

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

### Living Room

16'6" max x 12'10" max (5.038 max x 3.930 max)

With ceiling light point, central heating radiator, double glazed bay window to the front aspect, cupboard housing meter and door opening into kitchen;

### Kitchen

13'0" x 8'8" (3.965 x 2.666)

With tiled flooring, two ceiling light points, double glazed window to the rear aspect and doubled glazed door giving access to the rear garden, central heating radiator, selection of matching wall and base units with integrated oven and four ring burner electric hob with extractor over, space facility for fridge and freezer, space facility for washing machine, stainless steel one and a half sink and drainer with mixer tap over and door opening into useful pantry cupboard;

### Pantry Cupboard

With ceiling light point, wall mounted electric fuse box and obscured double glazed window to the side aspect;

### Rear Garden

With block paved patio area with steps leading down to further patio area, gate giving access to side access way leading back to the front of the garden,

matured lawned area, panelled fencing to borders, door giving access to outside wc with low flush push button wc, ceiling light point and obscured double glazed window to the side aspect;

### First Floor Landing Area

Access to the first floor accommodation by stairs rising from the hallway, with ceiling light point, double glazed window to the side aspect and doors opening into bathroom;

### Bathroom

5'11" x 6'1" (1.817 x 1.872)

With obscured double glazed window to the side aspect, tiled flooring, tiling to splash back areas, bath with mains powered attachment over and mixer tap, low flush button wc, wash hand basin in vanity unit, ceiling light point and central heating radiator;

### Bedroom One

10'0" max x 12'8" max (3.073 max x 3.865 max)

Two double glazed windows to the front aspect, ceiling light point, central heating radiator and loft access point,

### Bedroom Two

9'11" max x 9'9" max (3.043 max x 2.972 max)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and door opening into cupboard housing boiler;

### Bedroom Three

6'1" x 8'0" (1.867 x 2.439)

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

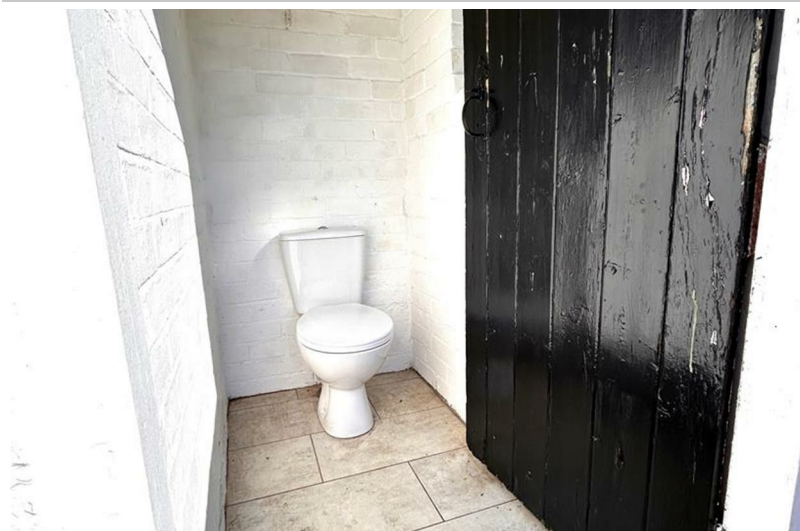


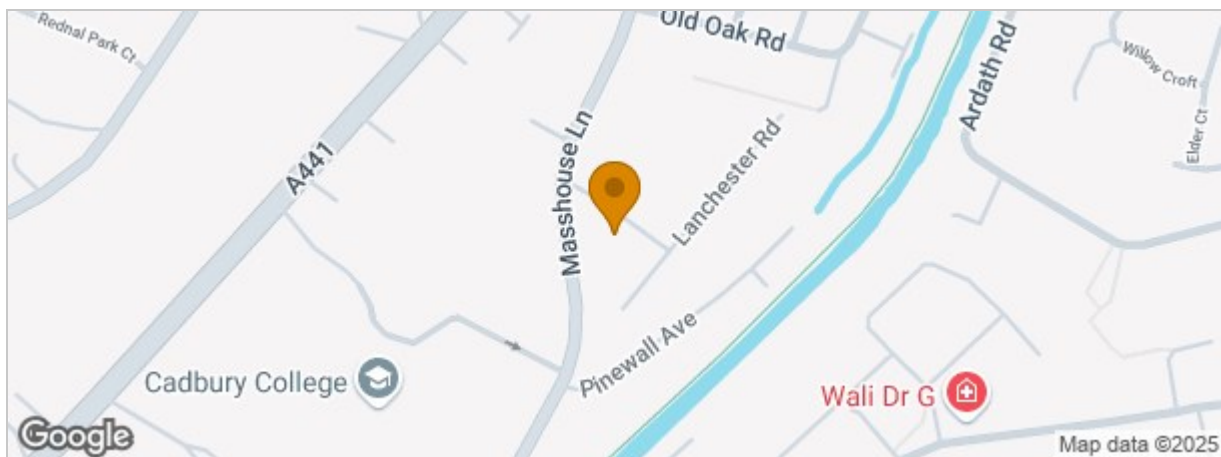
### Tenure

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

### Council Tax Band

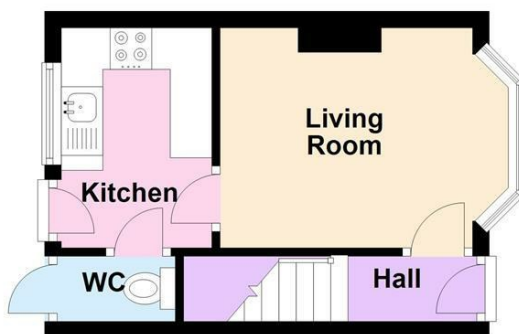
According to the Direct Gov website the Council Tax for 17 Lanchester Road, Kings Norton, Birmingham B38 9AG is band B and the annual Council Tax is approximately £1,620.70, subject to confirmation from your legal representative.





## Floor Plan

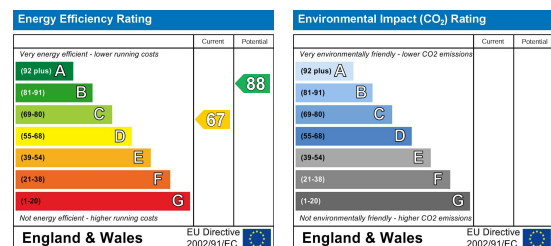
Lanchester Road NOT TO SCALE - For illustrative purposes only



## 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.