



## 45 Red Hill Grove

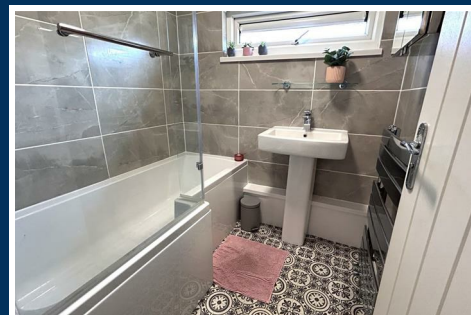
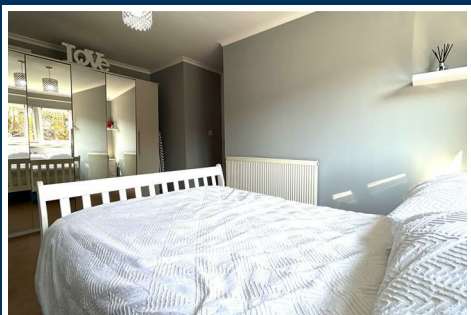
Kings Norton, Birmingham, B38 9RZ

Offers In The Region Of £185,000





**\*\*TWO BEDROOM HOME IN KINGS NORTON WITH GARAGE!!\*\*** We are delighted to offer to the market this two bedroom semi-detached home in Kings Norton, within close proximity of all local amenities, Kings Norton Green, motorway links and public transport links. The property accommodation briefly comprises; fore garden, off road parking, open porchway, entrance hallway, kitchen diner, living room with access to the rear garden and stairs rising to the first floor, with two bedrooms, bathroom and separate WC. The property further benefits from central heating, double glazing (both where specified) and garage. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate the accommodation on offer please contact our Kings Norton Office.



#### Approach

The property is approached via a driveway leading to a garage door and a further gate accesses into fore garden with fencing to two of the borders and a mature lawned area and a pathway leading to an open porch area with doors opening into storage cupboards, further door opening into useful bin storage area with an obscure double glazed window to the side aspect and door with an obscured window opening into:

#### Hallway

With central heating radiator, stairs giving rise to the first floor landing, door opening into useful storage cupboard, further door opening into useful storage cupboard and door opening into:

#### Kitchen/Diner

12'8" max x 10'8" max (3.881 max x 3.256 max)

With a selection of matching wall and base units with work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap, integrated oven and four ring burner gas hob with extractor over, integrated fridge and freezer, space facility for washing machine and dishwasher, tiling to splash back areas, two ceiling light points, central heating radiator and double glazed window to the front aspect.

#### Living Room

17'7" x 10'5" (5.363 x 3.185)

With double glazed window giving views to the rear garden, double glazed door giving access to the rear garden, laminate wood effect floor covering, two ceiling light point and central heating radiator.

#### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, door opening into storage cupboard housing Worcester combi boiler, ceiling light point and further doors opening into:

#### Bedroom One

8'8" x 14'6" (2.662 x 4.433)

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

#### Bedroom Two

8'9" max x 14'5" max (2.687 max x 4.396 max)

With double glazed window to the rear aspect, ceiling light point, door opening into storage/wardrobe area and central heating radiator.

#### Separate WC

2'7" x 8'4" (0.789 x 2.556)

With obscured double glazed window to the side aspect, ceiling light point, central heating radiator, low flush push button WC and wall mounted wash hand basin with mixer tap and tiling to splash backs.

#### Bathroom

5'6" x 5'9" (1.690 x 1.756)

With tiling to walls, wall mounted heated towel rail, two double glazed window to the front aspect, wall mounted extractor fan, ceiling light point, wash hand basin on pedestal with hot and cold mixer tap, p-shaped bath with mains powered shower and rainfall attachment over and ceiling light point.

#### Rear Garden

With a paved patio area leading to a mature lawned area, panelled fencing to borders and door giving access to the garage.

#### Garage

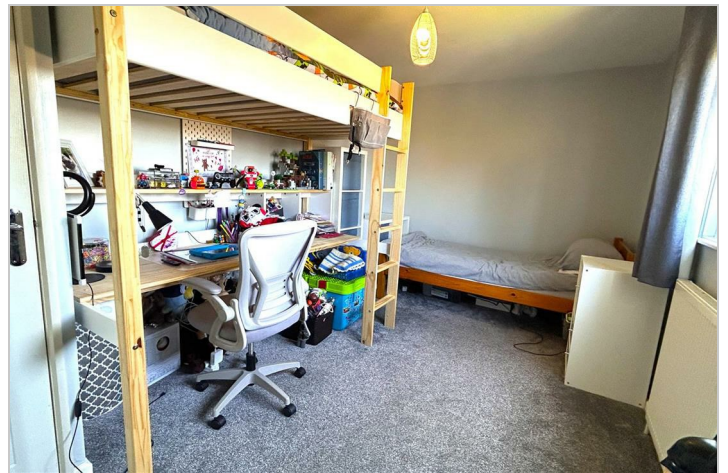
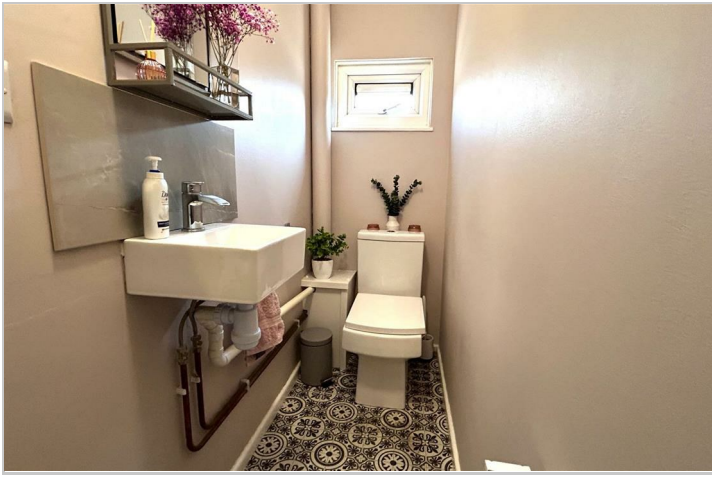
8'7" max x 17'2" (2.62 max x 5.237)

With metal up and over door to the front, door giving access to the rear garden and ceiling light point.

#### Council Tax

According to the Direct Gov website the Council Tax band for 45 Red Hill Grove Kings Norton, Birmingham, West Midlands, B38 9RZ is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.



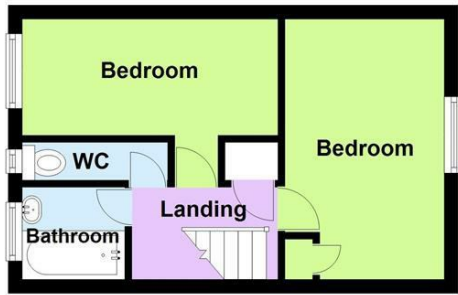






### Floor Plan

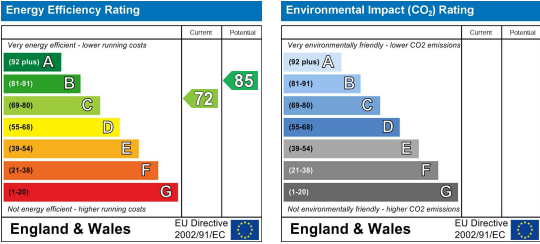
Red Hill Grove - NOT TO SCALE - For illustrative purposes only



### 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.