



39 Mullion Croft

Kings Norton, Birmingham, B38 8PH

Offers In The Region Of £375,000



THIS MUCH IMPROVED EXTENDED THREE BEDROOM SEMI DETACHED HOME IN CUL-DE-SAC LOCATION! This three bedroom family home conveniently located on the ever popular Mullion Croft in Kings Norton. Located at the end of the cul-de-sac and being vastly improved and extended by the current owners. Having easy access to local amenities the historical Kings Norton Green, local transport links including the train station and motorway links. This home in brief comprises of: driveway, entrance hallway, living room, open plan living dining kitchen with views to the rear garden, utility room, guest WC and stairs rising to the first floor with three bedrooms and bathroom. to the ground floor: entrance porch, entrance hallway, lounge/dining room and modern fitted kitchen. This property also has benefit of gas central heating, double glazing, off road parking, garage, summer house/outside office, front and rear gardens. Viewing comes highly recommended to appreciate what this lovely home has to offer. To arrange a viewing, please contact our Kings Norton Office.



Approach

The property is approached via a block paved front driveway with decorative flowerbed to border and leading gate giving access to the rear garden and garage and to steps rising up to a front entry door with stained glass insets opening into:

Hallway

With engineered oak flooring. stairs giving rise to the first floor landing, under stairs storage cupboard, central heating radiator, built-in cupboards housing meters, ceiling light point and doors opening into:

Utility Area

7'7" x 10'3" (2.314 x 3.138)

With space facility for washing machine and tumble dryer, ceiling Velux roof light, double glazed window to the side aspect, stainless steel sink and drainer with hot and cold mixer tap, tiling to splash back areas, a selection of matching wall and base units, ceiling spotlight points and door opening into:

Ground Floor WC

5'5" max x 2'7" (1.661 max x 0.807)

With an obscured double glazed window to the front aspect, corner mounted wash hand basin on pedestal with hot and cold mixer tap, central heating radiator, low flush push button WC, tiling to splash backs and ceiling light point.

Living Room

16'10" max x 9'11" max (5.134 max x 3.023 max)

With solid wood parquet flooring, decorative feature fireplace, ceiling light point, central heating radiator, wall mounted light points and double glazed bay window to the front aspect.

Open Plan Kitchen/Dining and Living Area

24'9" max x 12'4" min x 29'9" max x 9'7" min (7.565 max x 3.763 min x 9.091 max x 2.939 min)

With LVT flooring throughout with the kitchen area having a selection of matching full height and base units, double glazed window to the rear aspect, double glazed window to the side aspect, in-built wine fridge, integrated four ring burner gas hob with extractor over, integrated stainless steel sink with hot and cold mixer tap, tiling to splash back areas, space saving central heating radiator, integrated full height fridge, integrated full height freezer, integrated oven, integrated dishwasher, ceiling

spotlight points, ceiling Velux roof light. Dining area comprising of feature fireplace, ceiling spotlight points, ceiling light point, central heating radiator and further open walkway into living area. Living area with double glazed windows to the side and rear aspects, French Doors giving access to the rear gardens, two central haring radiators, two Velux roof lights and ceiling spotlight points.

With two ceiling skylights lights, double glazed windows to the ride and rear respectively with accompanying double glazed French doors giving access to the rear garden, obscured double glazed windows to the other side of the living area, ceiling light points and two central heating radiators.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with an obscured double glazed window to the side aspect, ceiling light point, loft access point and doors opening into:

Bedroom One

9'10" max x 16'9" max (3.020 max x 5.127 max)

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

Bedroom Two

13'9" x 9'11" max (4.197 x 3.031 max)

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

Bedroom Three

5'11" x 8'7" (1.818 x 2.641)

With double glazed window to the front aspect, ceiling light point, central heating radiator and door opening into over stairs storage cupboard housing the Worcester combi boiler.

Bathroom

5'10" x 10'2" (1.791 x 3.118)

With walk-in shower cubicle with mains powered shower over with rainfall shower attachment, tiling to splash back areas, low flush push button WC, wash hand basin in vanity unit with hot and cold mixer tap, bath with mixer tap over, ceiling spotlight points, obscured double glazed window to the rear aspect and heated towel rail.

Rear Garden

This larger than average landscaped rear garden is accessed from the rear living area leads to a paved patio area suitable for outside dining with steps leading down to the garage and pathway leading summerhouse. Mature lawned areas with a selection of plants, trees and shrubs and leads to a gravelled raised seating area and leads to a rear garden.

Summerhouse/Office

8'1" x 8'4" (2.486 x 2.559)

With ceiling spotlight points, wall mounted electric heater, double glazed window to the side aspect, double glazed French doors giving access to the rear garden. Current owner has internet and electric connecting to the summerhouse.

Rear Garage

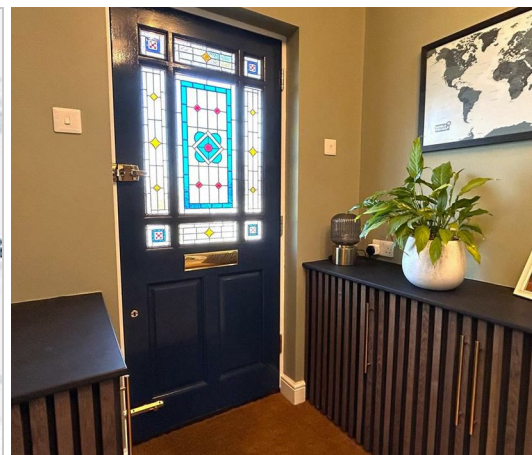
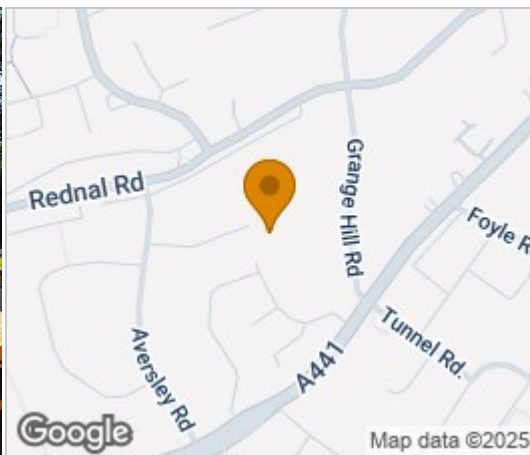
15'11" x 7'11" (4.861 x 2.436)

With a metal up and over door to front and door giving access to the rear.

Council Tax

According to the Direct Gov website the Council Tax Band for 39 Mullion Croft, Kings Norton, Birmingham B38 8PH is band C and the annual Council Tax is approximately £1,988.44, subject to confirmation by your legal representative.





Floor Plan

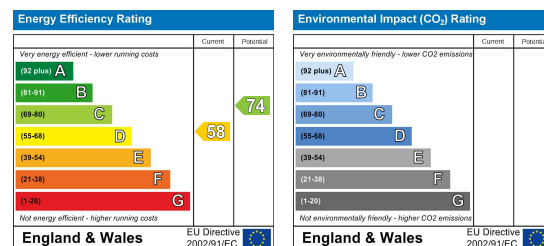
Mullion Croft - NOT TO SCALE - For illustrative purposes only



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



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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.