Rice Chamberlains
ESTATE AGENTS LLP

41 Pakefield Road

Kings Norton, Birmingham, B30 3RH

Offers In The Region Of £299,950

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***THREE BEDROOM SEMI DETACHED HOME!* Located in this popular location on Pakefield Road, this lovely family home is Ideally located for access to all of the local places of interest including shops, amenities and the various transport links which are nearby. The property offers; driveway, porchway, entrance hallway, living room, open plan kitchen, living, diner with door and large windows giving access and views to a south facing rear garden, utility room and guest WC . To the first floor there are two good double bedrooms both with bay windows, third single bedroom and re-fitted bathroom. The property further benefits from central heating, majority double glazing (where specified), no upward chain and has been refurbished by the current owner. Energy Efficiency Rating D. For further information or to arrange a viewing for this property, please contact our Kings Norton Office.**

Approach
The property is approached via a gravelled fore garden and driveway giving access to double glazed doors opening into:

Porch
With ceiling light point, cupboard housing meter, wooden flooring and obscured glazed front entry door with accompanying windows to the side and above opening into:

Hallway
With central heating radiator, exposed wooden flooring, stairs giving rise to the first floor accommodation, door openings into useful under stairs storage units and access into:

Living Room
12'4" x 10'5" (3.767 x 3.189)
With double glazed bay window to the front aspect, central heating radiator, exposed wooden flooring and ceiling light point.

Open Plan Living/Dining and Kitchen
16'8" max x 16'6"ax (5.087 max x 5.054max)
Kitchen area with tiled flooring, double glazed window to the rear aspect, a selection of matching wall and base units, sink and drainer unit with mixer tap over, integrated oven with four ring burner hob and extractor over, integrated dishwasher, tiling to splash backs areas, two ceiling light points, integrated fridge opening to the living/dining area. With two ceiling light points, central heating radiator, double glazed door with accompanying floor to ceiling window to the south facing rear garden and feature archway into chimney breast.
From the Kitchen area there is an open doorway with accompanying windows to the side and above giving access into:

Utility Space
9'1" x 5'1" (2.787 x 1.569)
With double glazed door giving access to the rear garden, continued tiled floor covering, base units with one and a half sink and drainer unit with mixer tap over, cupboard housing Worcester combi boiler, central heating radiator, space facility for fridge freezer, skylight, ceiling light point and door opening into:

Guest WC
5'6" x 3'4" (1.688 x 1.032)
With low flush push button WC, central heating radiator, wash hand basin in vanity unit with mixer tap over, obscured double glazed window to the front aspect, ceiling light point, tiling to splash backs areas, continued tiled flooring,

First Floor Accommodation
First floor landing with double glazed window to the side aspect, ceiling light point, exposed wooden flooring, loft access point and doors opening into:

Bathroom
6'9" x 6'11" (2.075 x 2.126)
With obscured double glazed window to the rear aspect, ceiling mounted extractor fan, ceiling light point, laminate wood effect floor covering, low flush push button WC, wash hand basin in vanity unit with mixer tap over, bath with shower attachment and rainfall shower over, heated towel rail, tiling to splash backs and useful in-built storage to shelving.

Bedroom One
12'9" max x 10'0" max (3.9076 max x 3.050 max)
With exposed wooden flooring, double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Two

13'0" max x 9'11" (3.969 max x 3.028)

With exposed wooden flooring, central heating radiator, double glazed bay window to the side aspect, ceiling light point,

Bedroom Three

7'1" x 6'5" (2.164 x 1.967)

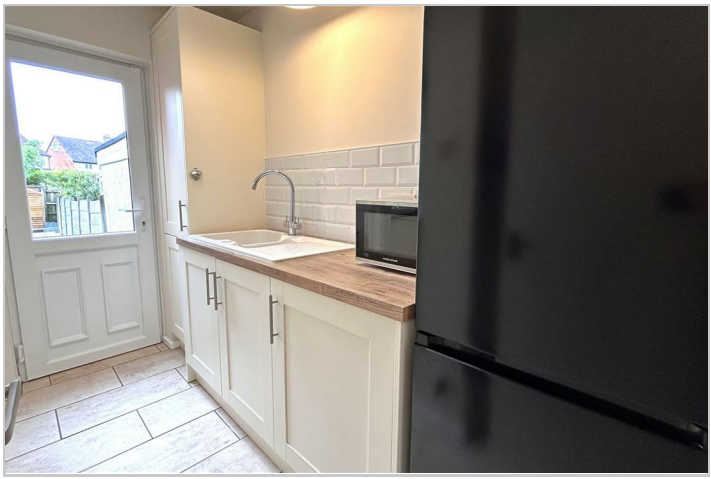
With exposed wooden flooring, ceiling light point, central heating radiator and double glazed v-shaped bay window with seating area to the front aspect.

Rear Garden

Being accessed from the utility area or dining area with steps leading down to a block paved patio area and pathway leading to the rear of the garden area with rear garden shed and mature lawn areas.

Council Tax

According to the Direct Gov Website the Council Tax Band for 41 Pakefield Road, Kings Norton, Birmingham. B30 3RH is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from you legal representative.

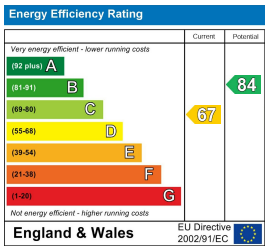


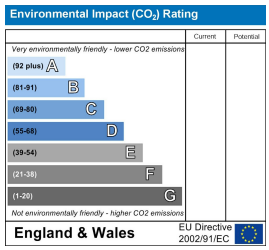
Floor Plan

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





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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.

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