



## 8 St. Johns Court

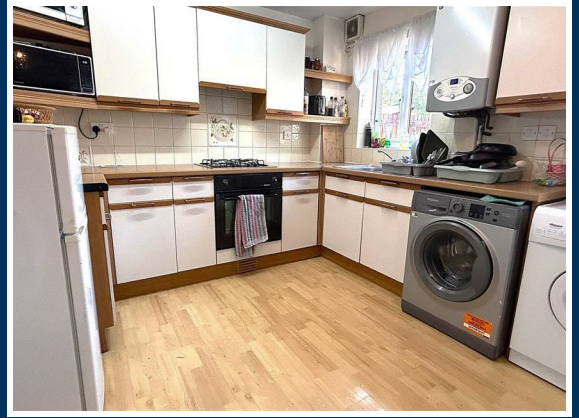
West Heath, Birmingham, B31 3HF

Offers Over £185,000





**\*\* TWO BEDROOM END OF TERRACE PROPERTY WITH NO UPWARD CHAIN\*\*** This two bedroom end of terrace located in a private road in West Heath/Northfield, close to Longbridge town centre and train station also close to motorway links. In brief the accommodation offered consists of; two allocated parking spaces, entrance lobby, living room with bay window and kitchen diner with access to rear garden. to the first floor there are; two bedrooms with storage and bathroom. The property also benefits from gas central heating, double glazing (where specified) and no upward chain. Energy Efficiency Rating D. To arrange your viewing of this property, please contact our Kings Norton Office.



### Approach

The property is approached via a private driveway leading up to a communal parking area with two allocated parking spaces and a pathway leading to a obscured double glazed front entry door opening into:

### Inner Lobby

With wall mounted fuse board, cupboard housing meters, stairs giving rise to the first floor accommodation, ceiling light point, central heating radiator and door opening into:

### Living Room

9'7" max x 12'10" max (2.937 max x 3.924 max)

With ceiling light point, double glazed bay window to the front aspect, central heating radiator, fireplace with wooden surround, door opening into under stairs storage cupboard and door opening into:

### Kitchen

12'8" x 9'7" (3.872 x 2.938)

With laminate wood effect floor covering, ceiling light point, central heating radiator, double glazed French door giving access to the rear garden, double glazed window overlooking the rear garden, wall mounted central heating boiler, a selection of matching wall and base units with integrated oven, four ring burner gas hob with extractor over, stainless steel sink and drainer with mixer tap over, space facility for washing machine, space facility for fridge freezer, tiling to splash back areas and ceiling strip light points.

### First Floor Accommodation

From hallway stairs gives rise to the first floor

landing with ceiling light point and doors opening into:

### Bedroom One

9'7" x 12'1" (2.934 x 3.688)

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

### Bedroom Two

6'6" x 10'5" (1.997 x 3.189)

With double glazed window to the rear aspect, ceiling light point, loft access point, central heating radiator and door opening into storage cupboard.

### Bathroom

5'11" x 6'7" (1.812 x 2.027)

With central heating radiator, obscured double glazed window to the rear aspect, bath with two taps over and mains powered shower over and shower screen, tiling to splash back areas, wash hand basin on pedestal with two taps over, low flush WC, ceiling light point and ceiling mounted extractor fan.

### Tenure

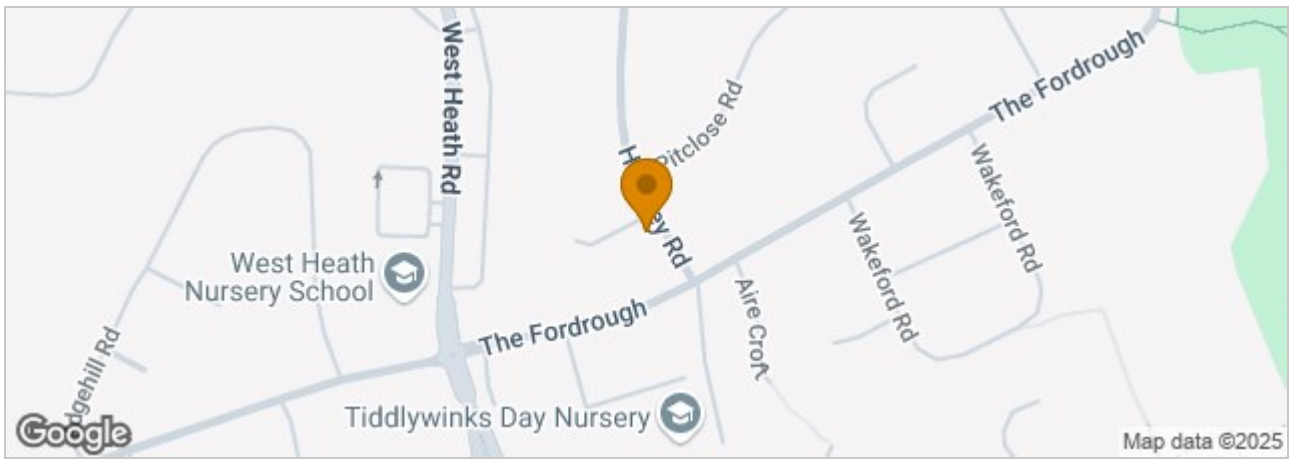
We believe the property is Freehold subject to confirmation by a Solicitor.

### Council Tax

According to the Direct Gov website the Council Tax Band for 8, St. Johns Court Northfield, Birmingham, West Midlands, B31 3HF is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.







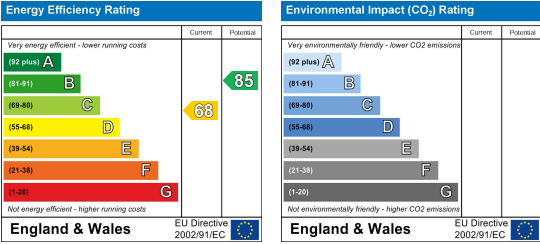
## Floor Plan



## 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



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.