



83A Walkers Heath Road

Kings Norton, Birmingham, B38 0AP

Offers In The Region Of £299,950



****THREE STOREY TOWN HOUSE**** Offering this well proportioned, three-bedroom family home set back from the road and offering great accommodation over three floors. The property provides excellent access to Kings Norton's Historic Green, Kings Heath, Maypole, and various local attractions via nearby transport links. The accommodation offers: off road parking, fore garden, entrance hallway, guest WC, kitchen, a spacious living/dining room and a lovely rear garden. The first floor features two bedrooms and a family bathroom. A further staircase leads to the top floor, and to main bedroom with an ensuite shower room. Additional benefits include a garage, with further direct access from the rear garden, double glazing, and central heating. Energy Efficiency Rating: B. To experience this delightful home first-hand, please contact our Kings Norton Sales Team today!



Council Tax

According to the Direct Gov website the Council Tax Band for 83A, Walkers Heath Road Kings Norton, Birmingham, West Midlands, B38 0AP is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.

Tenure

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

Approach

The property is approached via a lawn turfed area with pathway leading to a UPVC double glazed door opening into:

Hallway

With tiled flooring, ceiling light point, central heating radiator, tiled flooring, stairs giving rise to the first floor landing and doors opening into:

Guest WC

8'4" x 2'10" (2.55 x 0.88)

With ceiling light point, wall mounted fuse box, extractor fan, central heating radiator, tiled flooring, low flush WC and sink with hot and cold mixer tap tiled splash back.

Kitchen

12'9" x 6'1" (3.89 x 1.87)

With ceiling spotlights, double glazed window to the front aspect, continued tiled flooring, central heating radiator, a selection of wall and base units with wood effect work surfaces over, integrated cooker, hob and extractor over, space facility for dishwasher and washing machine, sink and drainer with hot and cold

mixer tap, space for fridge freezer and tiled splash backs.

Living Room

9'7" x 18'9" x 13'3" x 9'9" (2.94 x 5.72 x 4.04 x 2.98)

With laminate effect flooring, two ceiling light points, two central heating radiators, door opening into storage cupboard providing useful storage, double glazed window to the side aspect and double glazed French doors with accompanying side windows giving views and access to the rear garden.

Rear Garden

Being access from the living area leads out to a patio area leading to mature lawn with flowerbeds to borders.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, central heating radiator, stairs giving rise to the top floor and doors opening into:

Bedroom Two

13'3" x 8'11" x 10'11" (4.04 x 2.74 x 3.35)

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

Bedroom Three

13'3" x 9'8" (4.05 x 2.96)

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

Bathroom

6'11" x 5'6" (2.13 x 1.69)

With ceiling light point, lino flooring, low flush WC, sink with hot and cold mixer tap, panel bath with shower screen, hot and cold mixer tap and shower

over, tiled walls, wall mounted towel radiator and double glazed opaque window to the side aspect.

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with ceiling light point, central heating radiator and door opening into:

Bedroom One

28'4" x 6'5" x 8'9" x 13'1" (8.66 x 1.97 x 2.68 x 4)

With three ceiling skylights, two central heating radiators, built-in wardrobes, further storage cupboard, further cupboard housing the water tank and door opening into:

En-Suite

4'6" x 9'10" (1.38 x 3)

With an opaque ceiling light point, laminate wood effect flooring, low flush WC, wall mounted wash and basin with hot and cold mixer tap and tiled splashback, shower cubicle with tiled splashbacks, ceiling light point and shaver point.

Garage

8'2" x 13'4" (2.50 x 4.08)

With ceiling light point, garage doors giving access to the driveway and external door giving access to the side aspect.





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.

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.

Energy Efficiency Graph

