



## 27 Rednal Road

Kings Norton, Birmingham, B38 8DT

Offers Over £500,000





**\* FOUR BEDROOM PERIOD DETACHED HOME WITH NO UPWARD CHAIN!\*** Tucked back from the main road behind a driveway and mature front garden is this period home which offers great size family accommodation throughout, and which has lots of potential! Perfectly positioned for access to all of the nearby amenities, which include Kings Norton's historic green, the local nature reserve and lake, and well placed for the Motorway networks, local schools and Kings Norton train station, with its excellent commuter links, you couldn't ask to be better placed! Briefly the house offers: driveway for multiple cars, side garage and side covered area, porch, impressive entrance hallway, spacious dining room, excellent extended rear living room, kitchen, office, pantry, washing room, guest wc and an excellent mature rear garden. On the first floor there are four bedrooms and a family bathroom. This is such a great family home! To book your viewing please call our Kings Norton team. EPC rating E.



### Approach

The property is approached via a tarmac front driveway with lawned area with trees and bushes to borders, side access gate leading to covered side area, door opening into garage. Single glazed double doors with accompanying windows to the side and above opening into:

### Porch

With tiled flooring, cupboard housing gas meter, ceiling light point and leaded light front entry door with accompanying window to the sides opening into:

### Entrance Hallway

With two further leaded light windows to the side, ceiling light point, central heating radiator, decorative fireplace with wooden surround, stairs giving rise to the first floor landing, under stairs storage cupboard and doors opening into:

### Downstairs WC

With leaded light window to the front aspect, low flush WC, corner mounted wash hand basin with two taps over, wall mounted electric heater, ceiling light point and wall mounted electric meter and fuse box.

### Dining Room

11'11" max x 15'10" max (3.653 max x 4.827 max)  
With double glazed bay window to the front aspect, central heating radiator, ceiling light point with decorative ceiling rose, three wall mounted light points and feature fireplace with wooden surround.

### Living Room

12'0" max x 19'8" max (3.668 max x 6.000 max)  
With double glazed double door and accompanying windows to the sides and above giving views and access to the rear garden, cornice to ceiling, ceiling light point with decorative ceiling rose, feature fireplace with decorative surround and central heating radiator.

### Washing Room

4'5" max x 6'11" (1.349 max x 2.115)  
With single glazed window to the side aspect, tiled flooring, part tiling to walls, space facility for tumble dryer and washing machine and wall mounted combi boiler.

### Kitchen

9'4" x 10'11" (2.847 x 3.330)  
With single glazed window to the side aspect, stable door giving access to the rear side area, a selection of matching wall and base units, space facility for fridge, integrated oven with four ring burner gas hob with extractor over, ceiling strip light point, breakfast bar area, central heating radiator, tiling to splash backs areas and further glazed interior door and step leads into:

### Office Area

4'6" x 6'1" (1.378 x 1.861)  
With single glazed window to the rear aspect, ceiling light point and open walkway into:

### Pantry Area

With a ceiling light point.

### Covered Side Area

garage 15'4" x 9'3" (garage 4.689 x 2.844)

Being block paved, window to the rear aspect, gate giving access to the rear garden, access to the front of the property and double doors give access into the garage.

### First Floor Accommodation

From hallway stairs give rise to the first floor landing with ceiling light point, loft access point and doors opening into:

#### Bedroom One

15'8" max x 12'0" max (4.787 max x 3.667 max)

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

#### Bedroom Two

12'0" x 12'11" (3.676 x 3.959)

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

#### Bedroom Three

11'11" x 9'8" max (3.642 x 2.948 max)

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

### Bathroom

10'6" x 5'6" (3.216 x 1.685)

With a corner entry shower cubicle with electric shower over, low flush WC, bath with two taps over, wash hand

basin in vanity unit with two taps over, tiling to walls, obscured double glazed window to the side aspect. central heating radiator and ceiling light point.

#### Bedroom Four

6'0" max x 11'3" max (1.832 max x 3.447 max)

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

### Rear Garden

Accessed from the living room or the side covered area leading to a paved patio area with steps leading down to a mature lawn area with a selection of decorative bushes and trees.

### Tenure

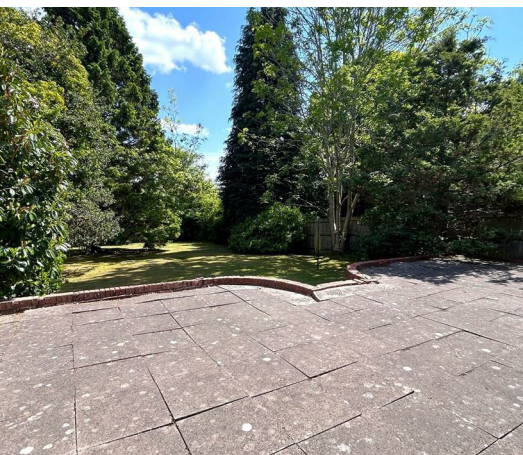
We believe the property is Freehold subject to confirmation by a Solicitor.

### Council Tax

According to the Direct Gov website the Council Tax Band for 27, Rednal Road Kings Norton, Birmingham, West Midlands, B38 8DT is band F and the annual Council Tax amount is approximately £3,231.22, subject to confirmation from your legal representative.







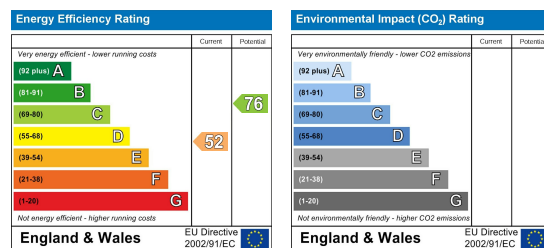
## Floor Plan



## 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.