



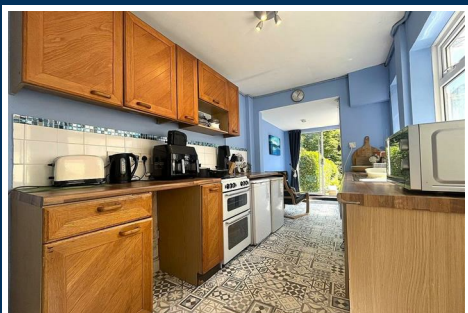
61 Rednal Road

Kings Norton, Birmingham, B38 8DT

Offers In The Region Of £250,000



Rice Chamberlains are delighted to bring to the market this delightful mid-terraced property located close to all of the local amenities which include; the historic village green along with the Kings Norton Nature Reserve, Kings Norton Park, Kings Norton train station with its excellent commuter links to the QE hospital, University of Birmingham and also the City Centre. This lovely home is set behind a driveway with front door leading to a welcoming hallway, and further offering two good sized reception rooms, extended kitchen/dining area and access to a beautiful rear garden. On the first floor are two bedrooms accompanied by a family bathroom with a four piece suite comprising bath, separate shower, W.C. and wash basin. The property also offers a cellar and off road parking. EPC Rating E. An internal viewing is highly recommended to fully appreciate all this property has to offer and can be arrange via our Kings Norton Office.



Approach

Approached via a front driveway giving to front entry door opening into;

Hallway

With a ceiling light point, stairs rising to the first floor accommodation, central heating radiator and doors opening into:

Reception Room One

11'5" x 10'1" (max) (3.5 x 3.09 (max))

With a double glazed bay window to the front aspects with secondary glazing, cornice to ceiling, ceiling light point, central heating radiator and decorative wooden fire surround.

Reception Room Two

12'5" x 10'0" (max) (3.79 x 3.07 (max))

With a double glazed window to the rear aspects, ceiling light point, central heating radiator, decorative tiled fire surround and open doorway with step leading down to:

Kitchen Area

11'11" x 7'3" (3.65 x 2.21)

With a ceiling light point, double glazed door giving access to the rear garden, double glazed window to the side aspects, folding door giving access to storage area and access to the cellar, a selection of matching wall and base units, space facility for: washing machine, tumble dryer, oven and fridge freezer, ceiling light point, stainless steel sink and drainer unit with mixer tap over and open archway to:

Dining Area

8'3" x 6'1" (2.53 x 1.87)

With an obscure double glazed window to the side aspects, sliding double glazed door giving access to the rear garden, central heating radiator and ceiling light point.

Landing

With a ceiling light point, door opening into storage cupboard with a ceiling light point and loft access point, and further doors opening into:

Bedroom One

13'9" (max) x 11'5" (4.2 (max) x 3.48)

With a ceiling light point, central heating radiator and double glazed window with secondary glazing to the front aspect.

Bedroom Two

12'3" x 7'4" (max) (3.75 x 2.26 (max))

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

Bathroom

11'11" (max) x 7'2" (max) (3.64 (max) x 2.2 (max))

With partially tiled walls, central heating radiator, ceiling light point, obscure double glazed window to the side aspects, and four piece bathroom suite comprising low flush WC, wash hand basin with two taps over in vanity unit, bath with two taps over and walk in shower cubicle with electric shower attachments.

Cellar
not measured (not measured)
With a ceiling light point.

Rear Garden

Accessed from either the kitchen area or dining area, leading to patio area, with shared access way to the neighbouring properties, further leading to mature lawned area with a selection of decorative plants, flowers, trees and shrubs, and with rear garden shed.

Tenure

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

Council Tax Band

According to the Direct Gov Website the Council Tax Band for 61 Rednal Road, Kings Norton B38 8DT, Birmingham is a band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation by your legal representative.

