



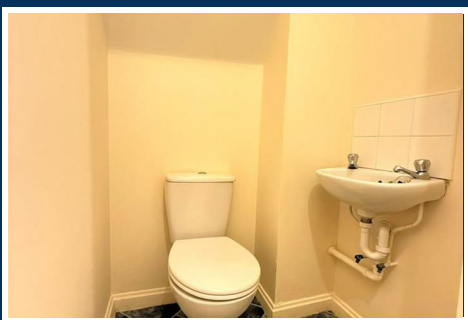
9 Kings Close

Kings Norton, Birmingham, B30 3AR

Offers In The Region Of £325,000



FAMILY HOME CLOSE TO KINGS NORTON GREEN Located in this most sought after of location, close to the Green in Kings Norton is this spacious, three bedroom end of terrace family home. The property is ideally located for access to all of the nearby places of interest which includes the local train station with its excellent commuter links, motorway network via the nearby Redditch Road, local schools and the amenities offered on Kings Norton Green. The accommodation on offer briefly comprises; fore garden, two allocated parking spaces, entrance hallway, guest WC, living room with French doors giving access to the rear gardens and kitchen. To the first floor there are two good bedrooms, one with ensuite shower room and house bathroom. There are stairs rising to the top floor accommodation with a further bedroom and ensuite shower room. The property further benefits from two allocated parking spaces, double glazing, central heating and NO UPWARD CHAIN! EPC Rating: C. To arrange your viewing please contact our Kings Norton Sales team.



Approach

The property is approached via a tarmac driveway with an allocated parking space leading to a double glazed front entry door opening into:

Hallway

With laminate wood effect flooring, ceiling light point, stairs giving rise to the first floor landing, door opening into ground floor WC door opening into storage cupboard and doors opening into:

Kitchen

12'4" (max) x 9'0" (max) (3.77 (max) x 2.75 (max))

With a selection of wall and base units with work surfaces over incorporating one and a half bowl stainless steel sink and drainer with hot and cold mixer tap. tiling to splash backs, built-in cooker, four ring gas hob with extractor over, space for washing machine, wall mounted boiler, ceiling light point, central heating radiator, laminate wood effect flooring, double glazed window to the front aspect and double door opening into:

Living Room

18'1" (max) x 17'3" (max) (5.52 (max) x 5.26 (max))

With two central heating radiators, three ceiling light point, continued wood effect flooring, double glazed window to the rear aspect and double glazed French door giving views and access to the rear garden.

W/C

With low flush WC,

Landing

From hallway stairs gives rise to the first floor landing with double glazed obscured window to the side aspect, ceiling light point, stairs giving rise to the top floor landing, door opening into storage cupboard and further doors opening into:

Bedroom One

13'10" x 8'11" (4.23 x 2.74)

With two double glazed window to the rear aspect, ceiling light point, central heating radiator and door opening into:

En-Suite Shower Room

With frosted double glazed window to the rear aspect, ceiling light point, central heating radiator, tiled flooring, tiling to splash backs, push button low flush WC, sink on pedestal with two taps over and walk-in shower cubicle with shower over.

Bedroom Two

13'0" (max) x 13'0" (3.98 (max) x 3.98)

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

Bathroom

9'0" x 6'6" (2.75 x 2)

With tiled flooring, tiling to splash backs, ceiling light point, ceiling extractor fan, low flush push button WC, panel bath with two taps over and shower attachment above and sink on pedestal with two taps over.

Landing

From the first floor landing stairs gives rise to the top floor landing with door opening into:

Bedroom Three

18'10" (max) x 17'3" (max) (5.75 (max) x 5.26 (max))

With double glazed Velux window to the front aspect, double glazed window to the rear aspect, ceiling light point and door opening into:

En-suite Shower Room

With double glazed Velux window to the front aspect, ceiling light point, ceiling mounted extractor, central heating radiator, push button low flush WC, sink on pedestal with two taps over and walk-in shower cubicle with shower over.

Rear Garden

With a paved patio area leading to lawned area with fencing surround.

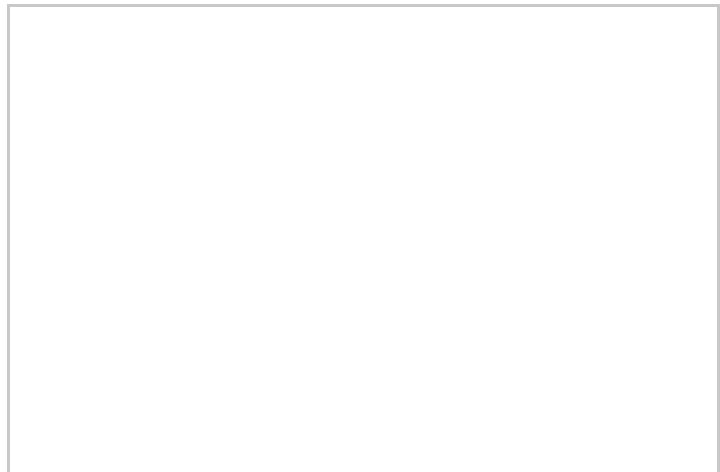
Council Tax

According to the Direct Gov website the Council Tax Band for 9 kings close, kings Norton , Birmingham. B30

3AR is band D and the annual Council Tax amount is approximately, £2,237.00, subject to confirmation from your legal representative.

Tenure

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





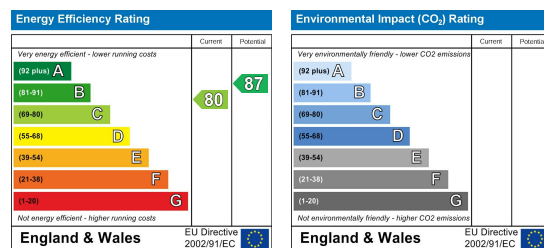
Floor Plan



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.