



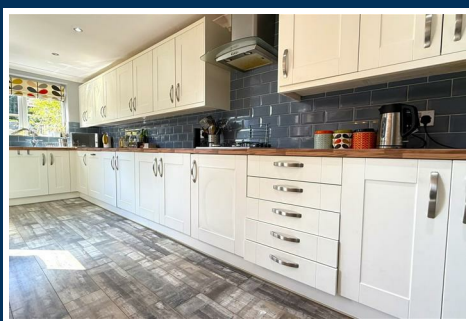
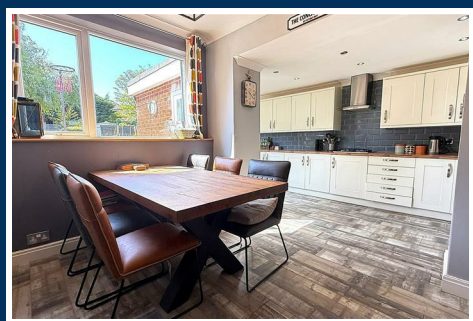
105 Midhurst Road

Kings Norton, Birmingham, B30 3RA

Offers Over £400,000



SUPERB SIZE DETACHED FAMILY HOME This extended detached, four bedroom family home is located in this tree lined road in the Lindsworth Estate. It has has been much improved and offers new buyers a great living space. The house itself is well placed for all of the nearby amenities including Kings Norton Green, Stirchley, Kings Heath, local parks and canal towpaths. Also having great transport links with easy access to the motorway, rail network. and Kings Norton Boys, Kings Norton Girls, King Edward VI Camp Hill School, Birmingham University and the QE Hospital. In brief the accommodation on comprises; driveway providing off road parking, porch, entrance hall, through lounge with doors giving access to the landscaped rear garden, guest WC, extended kitchen diner. To the first floor there are four bedrooms and four piece family bathroom. The property further benefits from double glazing, central heating and garage. EPC Rating TBC. To arrange your viewing please call our Kings Norton Office.



Approach

The property is approached via a front driveway providing off road parking with decorative flowerbeds with a mature selection of trees, plants and shrubs and step leading up to a double glazed double doors with accompanying window above opening into:

Porch

With laminate wood effect floor covering, stained glass door with accompanying windows to the side opening into:

Hallway

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

Through Lounge

30'5" max x 12'5" max x 9'11" min (9.277 max x 3.791 max x 3.047 min)

With double glazed bay window to the front aspect, three ceiling light points, two central heating radiators, decorative fireplace, continued parquet flooring, double glazed French doors with accompanying windows to the side and above aspects giving views and access to the rear garden, decorative picture rail and decorative storage to chimney breast,

Downstairs WC

With low flush push button WC, central heating radiator, wall mounted wash hand basin with two tap over, ceiling light point, tiling to walls and tiled flooring.

Open Plan Kitchen/Diner

12'0" max x 10'10" (3.664 max x 3.320)

Dining area with central heating radiator, double glazed window to the rear aspect, feature light point in dining area, laminate wood effect flooring, space facility for and American style fridge freezer, double glazed window to the rear aspect and walkway into:

Kitchen Area

20'9" max x 7'3" max (6.339 max x 2.211 max)

With ceiling spotlight points, double glazed door giving access to the rear garden, double glazed window to the rear aspect, continued laminate wood effect floor covering, a selection of

matching wall and base units with work surfaces incorporating stainless steel sink and drainer with hot and cold mixer tap, integrated four ring burner gas hob with extractor over, integrated double oven, integrated dishwasher, tiling to splash back areas and door opening into:

Garage

7'3" x 16'9" (2.221 x 5.113)

With a ceiling strip light point, wall mounted meters, wall and base units for storage and metal up and over door to the front aspect.

First Floor Accommodation

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

Bathroom

7'10" x 9'4" (2.406 x 2.861)

With an obscured double glazed window to the rear aspect, tiling to splash back areas, four piece bathroom suite comprising wash hand basin on pedestal with mixer tap over, bath with mixer tap and showerhead, low flush push button WC, walk-in shower cubicle with mains powered shower over, ceiling light point, ceiling spotlight over shower, wooden flooring and, central heating radiator.

Bedroom One

15'2" max x 11'8" (4.63 max x 3.577)

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

Bedroom Two

10'4" x 15'0" (3.165 x 4.591)

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

Bedroom Three

6'11" x 9'2" (2.120 x 2.813)

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

Bedroom Four

7'2" x 14'1" (2.185 x 4.303)

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

Rear Garden

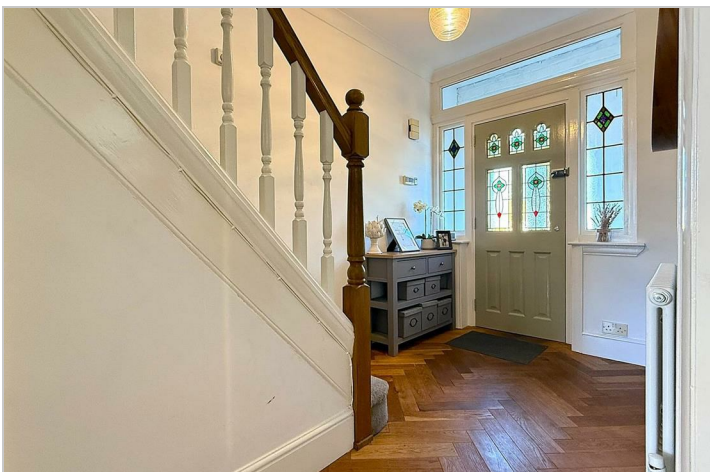
Being accessed from the kitchen or living area leads to a paved patio area suitable for outside dining with a mature lawned area leading to decorative pathway leading to two patio areas all being landscaped, rear garden shed and being finished with panel fencing to borders.

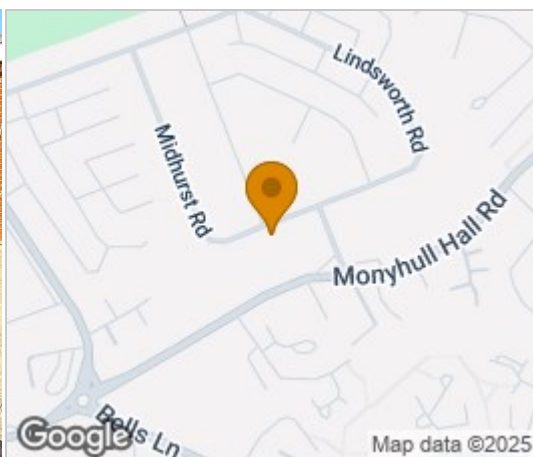
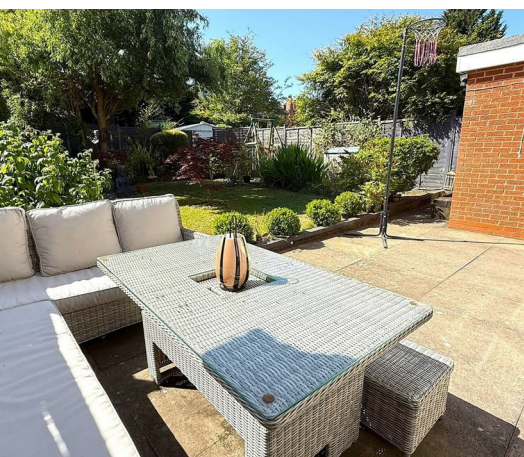
Tenure

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

Council Tax

According to the Direct Gov website the Council Tax for 105, Midhurst Road Kings Norton, Birmingham, West Midlands, B30 3RA is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation by your legal representative.





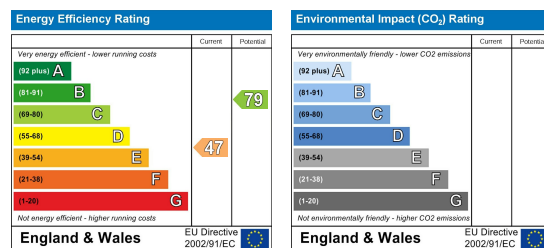
Floor Plan



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.