



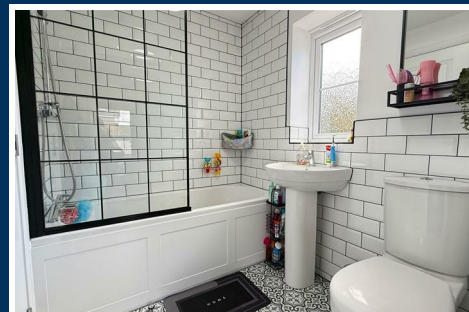
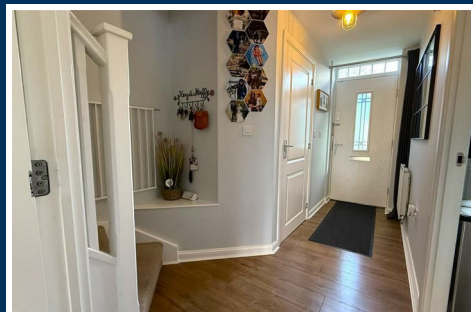
83c Walkers Heath Road

Kings Norton, Birmingham, B38 0AP

Offers In The Region Of £299,950



****THREE STOREY MODERN FAMILY HOME**** We are delighted to offer to the market this three bedroom, three storey family home in Kings Norton which is located conveniently to all local amenities, schools and great transport links into the City Centre. The accommodation on offer briefly comprises; entrance hallway, kitchen, living room with access to the rear garden, ground floor WC and to the first floor there are two bedrooms and a modern 'Jack & Jill' bathroom. To the second floor there is the primary bedroom with ensuite shower room. The property also benefits from a great sized garage with parking space, rear shed/storage area, central heating and double glazing. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate the accommodation on offer please contact our Kings Norton Office.



Approach

The property is approached via front pathway with lawn area, side access to the garage and parking area leading to a front entry door opening into:

Hallway

With central heating radiator, laminate wood effect floor covering, ceiling light point, stairs giving rise to the first floor and doors opening into:

Ground Floor WC

With low flush push button WC, central heating radiator, space saver wash hand basin on pedestal with mixer tap over, tiling to splash backs areas, continued laminate wood effect floor covering, wall mounted extractor fan, ceiling light point and wall mounted fuse box.

Kitchen

12'9" x 6'1" (3.902 x 1.878)

With continued laminate wood effect floor covering, double glazed window to the front aspect, a selection of matching wall and base units with work surfaces over incorporating integrated oven with four ring burner gas hob with in-built chimney style extractor over, space facility for washing machine, dishwasher and fridge freezer and cupboard housing the ideal central heating boiler.

Living Room

18'8" max x 13'3" max (5.694 max x 4.046 max)

With continued laminate wood effect flooring, double glazed window to the side aspect, double glazed French doors with accompanying double glazed window to the side aspect giving views and access to the rear garden, two ceiling light points, central heating radiator and under stairs storage cupboard providing useful storage.

First Floor Accommodation

From the hallway stairs gives rise to the first floor

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

Bedroom Two

13'3" x 9'8" (4.051 x 2.964)

With two double glazed windows to the rear aspect, ceiling light point, central heating radiator, ceiling light point and door opening into Jack and Jill bathroom.

Jack and Jill Bathroom

7'0" x 5'6" (2.135 x 1.691)

Being accessed from bedroom two or landing with mains powered shower with rainfall attachment, tiling to splash backs, areas, tiling to splash backs, wash hand basin on pedestal with hot and cold mixer tap, low flush push button WC, tiled flooring, tiling to splash backs, heated towel rail, ceiling light point and ceiling mounted extractor fan.

Bedroom Three

11'0" max x 13'2" (3.363 max x 4.031)

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

Top Floor Accommodation

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

Bedroom One

13'2" max x 28'5" max (4.037 max x 8.682 max)

With two double glazed Velux roof lights to the rear aspect, double glazed window to the front aspect, built-in wardrobes, door opening into useful storage cupboard, two central heating radiators, door opening into cupboard housing the water tank and further door opening into:

En-Suite Shower Room

4'7" max x 9'8" max (1.404 max x 2.967 max)

With a walk-in shower cubicle with mains powered shower over, tiling to splash back areas, wash hand basin on pedestal with mixer tap over, double glazed obscured Velux roof light to the front aspect, low flush push button WC, central heating radiator, ceiling light point and ceiling mounted extractor fan.

Rear Garden

shed 9'11" max 7'9" (shed 3.032 max 2.384)

Accessed front the side gate or the living room leads to a paved patio area with mature lawned area, rear garden shed and panel fencing to all borders.

Garage

Front Area: 8'7" (max) x 17'5" (max) (2.64m (max) x 5.31m (max))

Rear Area: 4'9" x 7'6" (1.46m x 2.29m)

Rear Area: Accessed via the side driveway with metal up and over door leads into garage with double glazed Velux roof light and wall mounted light point. Rear Area with further storage space, wall mounted light point.

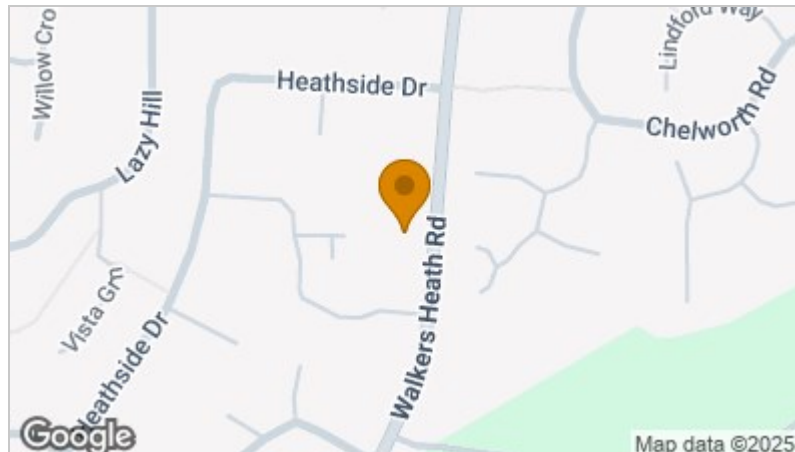
Tenure

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

Council Tax

According to the Direct Gov website the Council Tax Band for 83C, 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.





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

