



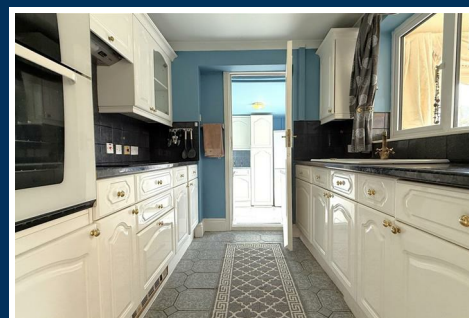
4 Whitebeam Croft

Kings Norton, Birmingham, B38 8NY

Offers In The Region Of £270,000



FABULOUS EXTENDED BUNGALOW IN KINGS NORTON WITH NO UPWARD CHAIN!! Tucked away in a peaceful cul-de-sac, this superb and extended semi-detached bungalow offers generous space and great potential for those seeking the perfect bungalow lifestyle. Inside, you're welcomed by a large entrance hall with scope to reconfigure, leading to a spacious utility room, two double bedrooms (one with fitted wardrobes), a shower room, and a bright lounge diner with fireplace. The standout feature is the fabulous rear dining room with vaulted ceiling, large windows, and French doors to the garden – a light-filled space ideal for relaxing or entertaining. A fitted kitchen, excellent storage throughout, and a sizeable loft complete the accommodation. Outside, there's a private south-facing rear garden with patio, shrubs, and shed, plus off-road parking to the front with potential for more. Perfectly positioned near the historic Kings Norton Green, local shops, and great transport links via Redditch Road buses and Bournville/Longbridge rail connections, this is a wonderful opportunity to make a home your own. Call our Kings Norton team to book in.



Approach

This spacious and well-presented two-bedroom bungalow is set back from the road and approached via a gently sloping, brick-paved driveway providing off-street parking. The front garden has been designed for low maintenance, with attractive Cotswold stone flowerbeds and steps leading up to a UPVC front entry door with frosted double-glazed side window, opening into:

Entrance vestibule / Utility

12'01" x 8'08" (3.68m x 2.64m)

Bright and spacious entrance/utility with strip ceiling light point, exposed beam work and frosted double glazed UPVC door opens into:

Entrance Hallway

Accessed from the entrance vestibule or the living room, via a frosted door with side windows, the welcoming hallway features a ceiling light point with ceiling rose, central heating radiator, and loft access hatch with pull-down ladder. Internal doors then lead into:

Living Room

12' x 18'05" (3.66m x 5.61m)

Accessed from both the hallway and kitchen, this spacious living room features cornice to ceiling, two ceiling light points with ceiling roses, and a central heating radiator. Additional highlights include two wall-mounted light points and an inset electric fire set on a raised hearth with wooden mantelpiece and marble surround. Double-glazed doors, flanked by full-height windows, open out into:

Sun Room/Dining Extension

18' x 9'06" (5.49m x 2.90m)

A bright and airy sunroom with a feature vaulted ceiling and double-glazed windows providing attractive views over the rear garden. The space is enhanced by two central heating radiators, a ceiling light point, and a ceiling-mounted air conditioning unit. A glazed UPVC door offers direct access to the garden.

Kitchen

8'05" x 8'04" to window recess (2.57m x 2.54m to window recess)

Fitted with a selection of matching white gloss wall and base units with roll-edge work surfaces, incorporating an inset ceramic sink and drainer with mixer tap. Appliances include an integrated four-ring electric hob with built-in extractor above, along with an integrated double oven and grill, dishwasher and fridge. Additional features include, ceiling cornice, and ceiling light point. A double-glazed window provides views through to the rear sun room/ dining extension.

Side Utility

14'03" x 8'06" (4.34m x 2.59m)

Fitted with a comprehensive range of matching wall and base units with an extensive amount of work surfaces over, incorporating a stainless steel sink and drainer with hot and cold taps. There is space for a washing machine and fridge freezer, along with a wall-mounted Worcester Bosch combination boiler. Additional features include tiled flooring, wall-mounted electric fuse board, tiling to splash backs, and two ceiling light points. A glazed UPVC door with full-height side window provides views and access to the rear garden.

Bedroom One

13'08" to rear of wardrobes x 10'06" to window rec

(4.17m to rear of wardrobes x 3.20m to window reces)

With double glazed window to the front aspect, central heating radiator, ceiling light point, cornice to ceiling and a vast array of bedroom furniture including wardrobes and storage drawers.

Bedroom Two

10' x 8'01" (3.05m x 2.46m)

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

Shower Room

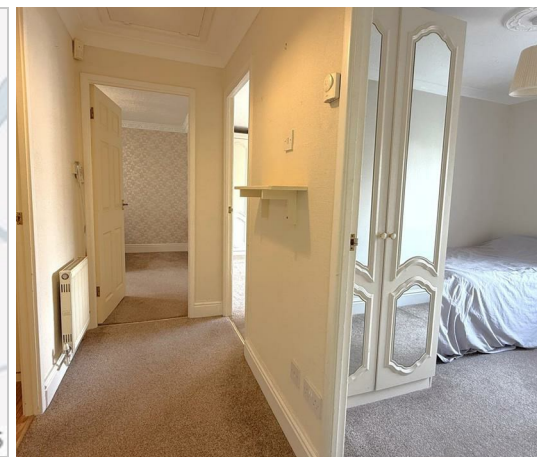
5'06" x 7'08" (1.68m x 2.34m)

With a walk-in double shower with Triton electric shower over, frosted double glazed window overlooking the utility, ceiling light point, low flush WC, wash hand basin on pedestal with hot and cold taps, central heating radiator, laminate wood effect floor covering, in-built airing cupboard with in-built shelving and storage and fully tiled to all walls.

Rear Garden

A well maintained and fully landscaped rear garden offers a low maintenance pathway leading into main garden area with Cotswold stone flowerbeds with a varied selection of mature plants and shrubs with decorative flowerbeds to all borders and being finished with panel fencing and hard standing with a pitch roof garden shed.





Floor Plan

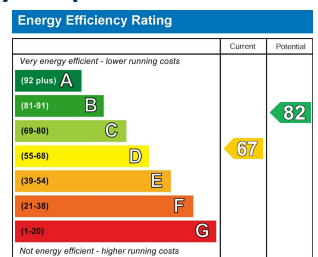
Ground Floor



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



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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.