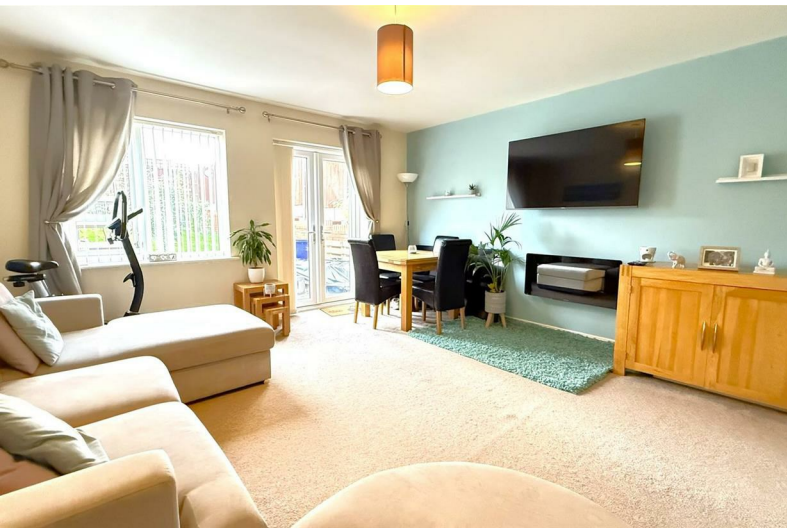




## 367 Shannon Road

Kings Norton, Birmingham, B38 9AY

Offers In The Region Of £275,000



Beautifully presented, modern four-bedroom home offering excellent access to Kings Norton, a range of local amenities, and convenient nearby transport links. The property features a neat fore garden with driveway parking and a car port, complete with an electric vehicle charging point. Inside, the accommodation comprises an entrance hallway, a contemporary kitchen, and a spacious living/dining room with French doors opening onto the rear garden, perfect for entertaining or relaxing. A convenient guest WC completes the ground floor. Upstairs, there is a principal bedroom with an en-suite shower room, three further bedrooms, and a stylish family bathroom. Energy Efficiency Rating (TBC), this property perfectly combines comfort, modern living, and convenience, making it an ideal home for families and professionals alike. To arrange your viewing, please contact our Kings Norton Office.



### Approach

The property is approached via a block paved driveway providing parking for multiple vehicles with lawn area and metal fence to borders leading to a front entry door with and obscured double glazed window to the side opening into:

### Hallway

With laminate wood effect floor covering, stairs giving rise to the first floor landing, two ceiling light points, central heating radiator, double glazed window to the side aspect, door opening into useful under stairs storage cupboard and further door opening into:

### Kitchen

7'7" x 13'4" (2.323 x 4.083)

With a selection of wall and base units with work surfaces over incorporating integrated oven and four ring burner gas hob with extractor over, ceiling spotlights, space facility for fridge freezer, space facility for washing machine, cupboard housing Baxi boiler, double glazed window to the front aspect, one and a half bowl sink and drainer with hot and cold mixer tap and ceiling mounted extractor fan.

### Living Room

15'3" x 14'7" (4.655 x 4.455)

With double glazed French doors giving access to the rear garden, double glazed window to the rear aspect, further double glazed window to the side aspect, central heating radiator and two ceiling light points.

### Guest WC

With an obscure double glazed window to the side aspects, low flush push button WC, wash hand basin on pedestal with tiling to splash back and mixer tap over and ceiling light point.

### First Floor Accommodation

From hallway stairs gives rise to the first floor split level landing with two ceiling light points, oft access point, door opening into useful storage cupboard and further doors opening into:

### Bedroom One

10'4" x 11'0" max (3.157 x 3.364 max)

With double glazed window to the front aspect, ceiling light point, central heating radiator, door opening into useful storage cupboard and further door opening into:

### En-Suite Shower Room

5'9" max x 5'10" max (1.763 max x 1.798 max)

With tiled flooring, tiling to walls, obscured double glazed window to the front aspect, ceiling spotlights, ceiling mounted extractor fan, corner entry shower cubicle with rainfall shower over, low flush push button WC, wash hand basin on pedestal with mixer tap over and heated towel rail.

### Bedroom Two

10'3" max x 8'9" max (3.138 max x 2.677 max)

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

### Bedroom Three

7'10" max x 10'7" max / 7'5" min (2.409 max x 3.245 max / 2.264 min)

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

### Bedroom Four

6'5" x 10'8" (1.961 x 3.267)

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

### Bathroom

6'8" max x 7'2" max (2.048 max x 2.197 max)

With double glazed obscure window to the rear aspect, ceiling mounted spotlight point, ceiling mounted extractor fan, wall mounted heated towel rail, bath with mixer tap and shower attachment over, tiling to splash back areas, low flush push button WC and wash hand basin on pedestal with mixer tap over.

### Rear Garden

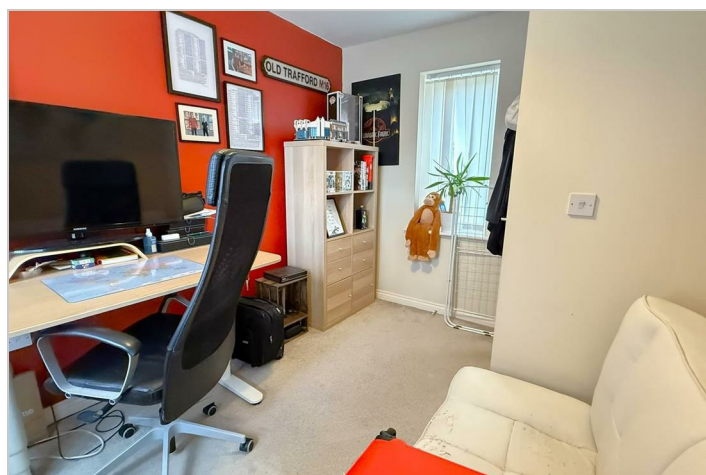
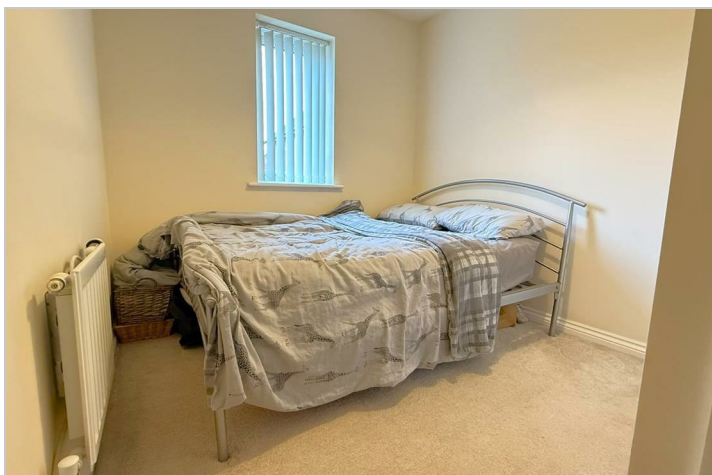
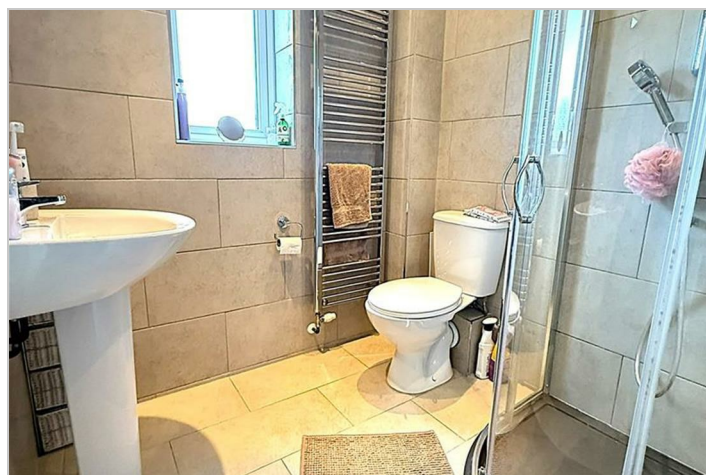
Being accessed from the side access point or from the French doors leads to a paved patio area leading to a mature lawned area with decorative trees, plants and shrubs to borders and side access.

### Tenure

We have been informed by our vendors the property is Freehold (subject to confirmation from your legal representative).

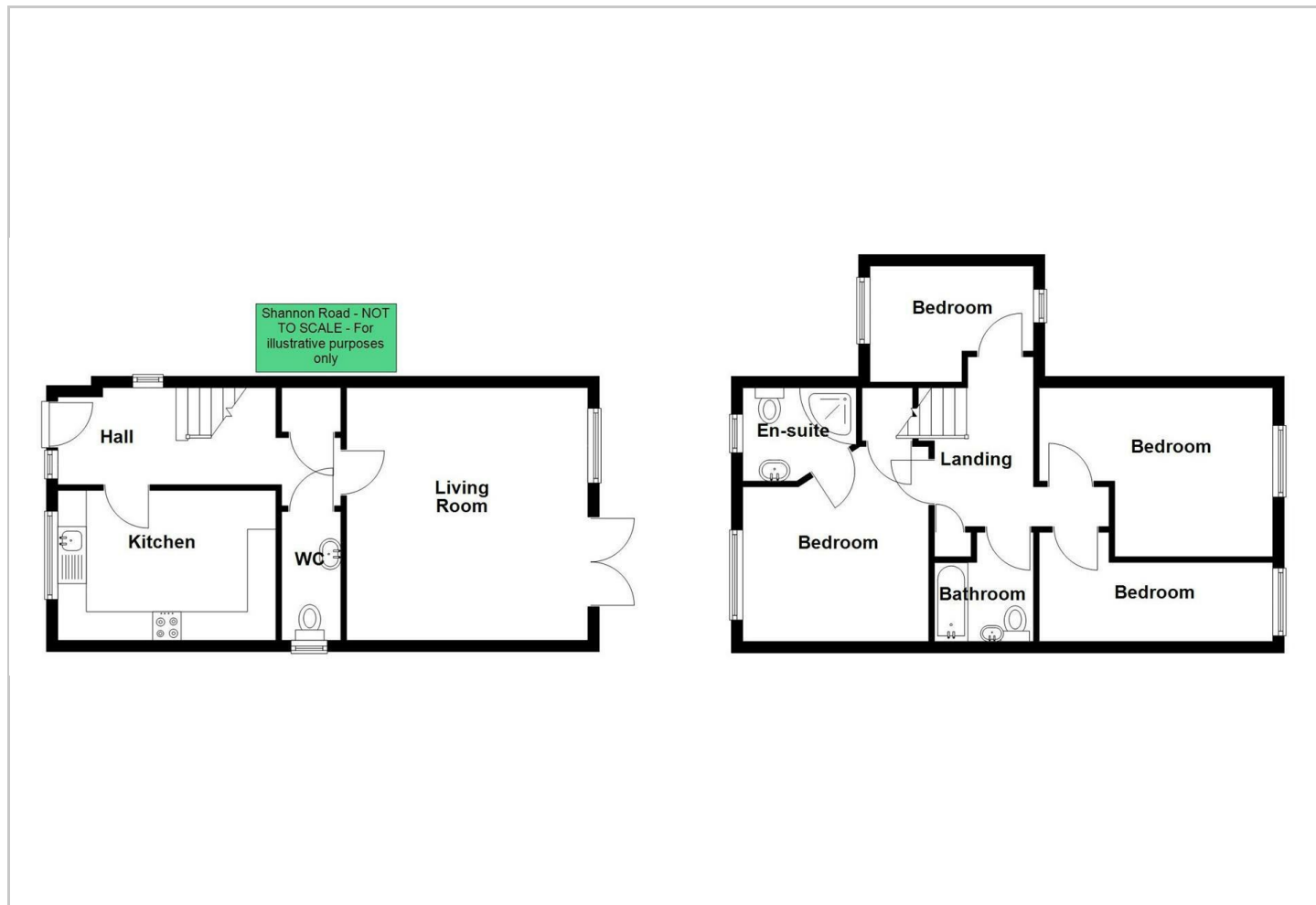
### Council Tax

According to the Direct Gov website the Council Tax Band for 367, Shannon Road Kings Norton, Birmingham, West Midlands, B38 9AY is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





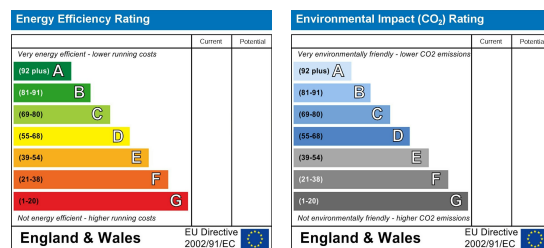
## Floor Plan



## 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.

## 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.