



22 Fairmead Rise

Kings Norton, Birmingham, B38 8BS

Offers Over £675,000



A QUITE WONDERFUL DETACHED FAMILY HOME IN PRIME CUL-DE-SAC LOCATION! Tucked away on this much sought-after road in historic Kings Norton is this beautifully presented and four bedroom, detached, family home offering excellent accommodation. Being perfectly placed for all the area has to offer including having the nearby Nature Reserve and park close by, excellent commuter links via Kings Norton train station and the M42 motorway network, only being a short drive into to nearby countryside and being well placed for the local schools and amenities. The house itself offers an excellent plot with mature front gardens and driveway, entrance porch, lovely hallway, living room, dining room, modern kitchen, ground floor WC, utility space, side covered store, work room, cellar and garage. To the first floor there are four bedrooms and a family bathroom. The property is finished with a stunning mature rear garden and patio. To arrange your viewing of this wonderful home please call our Kings Norton team sales team.



Approach

The property is approached via a front driveway with decorative planted areas leading to double glazed double doors opening into:

Entrance Porch

With tiled flooring, double glazed windows to the side aspects, ceiling light point and decorative wooden glazed stained glass door opening into:

Entrance Hall

With laminate wood effect floor covering, stairs giving rise to the first floor accommodation, double glazed window to the front aspect, ceiling light point, central heating radiator, door to under stairs storage cupboard with meters, ceiling light point and continued laminate wood effect floor covering and doors opening into:

Ground Floor WC

3'4" x 7'4" (1.032 x 2.245)

With low flush push button WC, frosted double glazed window to the front aspect, wall mounted extractor fan, ceiling light point and wash hand basin on pedestal with two taps over.

Garage

16'6" max x 8'0" (5.050 max x 2.461)

With a metal up and over door to front driveway, single glazed window to the side aspect and storage space.

Living Room

17'0" x 12'5" (5.189 x 3.792)

With double glazed windows giving beautiful rear garden views, wall mounted light points, ceiling mounted light points, coving to ceiling, decorative

ceiling rose, in-built cabinet and central heating radiator.

Dining Room

12'8" x 15'10" (3.881 x 4.844)

With laminate wood effect floor covering, decorative double glazed bay window with accompanying door giving views and access to the rear garden, ceiling light point, wall mounted light point, decorative coving to ceiling and central heating radiator.

Kitchen

8'10" x 12'2" (2.699 x 3.726)

With tiled floor covering, a selection of matching base units, integrated oven, integrated five ring burner gas hob with extractor over, work surfaces, decorative splash backs, double glazed window to the front aspect, ceiling spotlight points, space facility for fridge freezer and open walkway into:

Utility

10'5" x 2'10" (3.197 x 0.879)

With wall mounted extractor fan, two ceiling light points, space facility for washing machine and tumble dryer, continued tiled floor covering and double glazed door giving access into:

Side Covered Lean-To

3'9" x 14'0" (1.144 x 4.274)

With door giving access to the front of the property, double glazed door giving access to the rear garden and outside tap.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, door opening into storage cupboard with ceiling light point, loft access

point, double glazed window to the front aspect and doors opening into:

Bedroom One

15'3" x 12'5" (4.672 x 3.799)

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

Bedroom Two

15'11" into bay x 12'9" to front of wardrobes (4.873 into bay x 3.891 to front of wardrobes)

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

Bedroom Three

8'0" x 12'3" (2.462 x 3.747)

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

Bedroom Four

7'1" 7'11" (2.164 2.427)

Currently used as a home office with double glazed window to the side aspect, ceiling light point, coving to ceiling and central heating radiator.

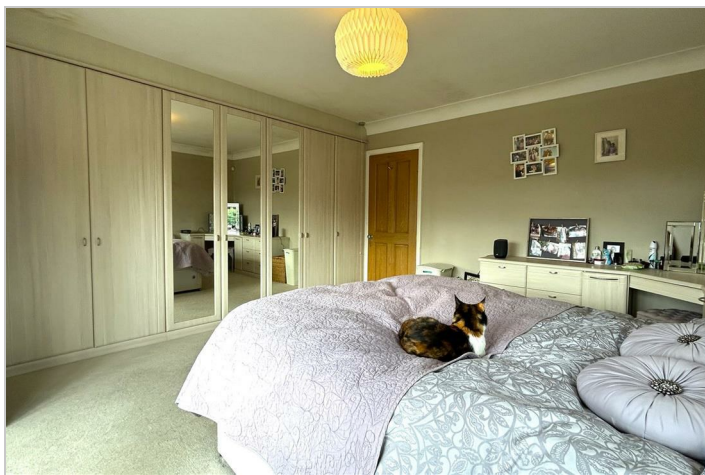
Bathroom

8'6" x 6'3" (2.610 x 1.911)

With tiled floor covering, frosted double glazed window to the front aspect, p-shaped bath with mains power rainfall shower and mixer tap over, tiling to splash backs, heated towel rail, central heating radiator, wash hand basin on pedestal with mixer tap over, low flush push button WC and ceiling light point.

Rear Garden

Being accessed from the lean-to or dining room leads out to a decorative paved patio with steps leading down to lawn area with planting beds with further steps leading down to further paved area with decorative flowerbed and water feature and further steps leading to rear garden with gravel and seating area, garden shed and finished with hedgerows to borders.





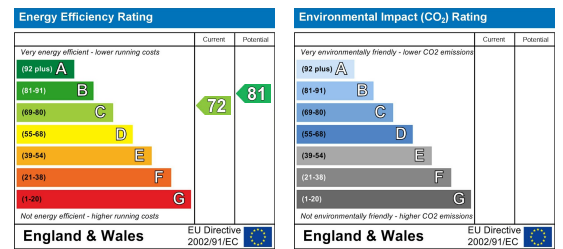
Floor Plan



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



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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.