



Kernthorpe Road, Kings Heath

Offers Around £300,000

- RECESSED PORCH
- LOUNGE
- SUPERB REFITTED KITCHEN
- MODERN BATHROOM
- BRICK BUILT STORE/WORKSHOP
- RECEPTION HALLWAY
- DINING ROOM
- THREE GOOD BEDROOMS
- REAR GARDEN
- FRONT DRIVEWAY PARKING

This beautifully presented traditional semi detached house is situated in this small cul-de-sac off Brandwood Park Road near the Broad Lane junction. The property has been the subject of an extensive renovation and now offers accommodation finished to a high specification to include 'oak' internal doors, superbly refitted kitchen with integrated appliances and 'quartz' worksurfaces. On the first floor are three well proportioned bedrooms and a modern bathroom. The good sized rear garden has the benefit of a substantial brick building that is currently used as a music studio, but lends itself to a variety of potential uses. All in all, this excellent home really does need to be viewed to be appreciated.

There is the benefit of local shops at the junction of Brandwood Road and Broad Lane, and the property benefits from easy access to Kings Heath centre where there is a variety of shops, restaurants and hostelrys along the Alcester Road. There is also access via the main A435 to junction 3 of the M42 motorway (via the Hollywood bypass) forming part of the midlands motorway network with access to the M5, M6, and M40.

There are railway stations at Yardley Wood and Kings Norton offering commuter services between Birmingham and Stratford upon Avon and local bus services provide access to the City of Birmingham and surrounding suburbs.

An ideal location therefore for this superb home which sits back from the road behind a block edged tarmac driveway with steps having decorative railings that rise to the

RECESSED PORCH

Having composite double glazed front door opening to the

RECEPTION HALLWAY

Having recessed ceiling spotlights, central heating radiator, staircase rising to the first floor with understairs cupboard and 'oak' doors opening to the lounge, dining room and kitchen

LOUNGE

13'0" into bay x 9'10" (3.96m into bay x 3.00m)



Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

DINING ROOM

12'10" x 9'9" (3.91m x 2.97m)



Having UPVC double glazed french style door opening to the rear garden, ceiling light point and two cast iron effect decorative central heating radiators

KITCHEN

9'2" x 7'10" (2.79m x 2.39m)



Having double opening UPVC double glazed doors to the rear garden, recessed ceiling spotlights, tiled flooring and being fitted with a range of modern wall and base mounted storage units with 'quartz' work surfaces over having undermounted sink with mixer tap, integrated electric oven with hob and extractor canopy over, integrated fridge, freezer, dishwasher and washing machine

FIRST FLOOR LANDING

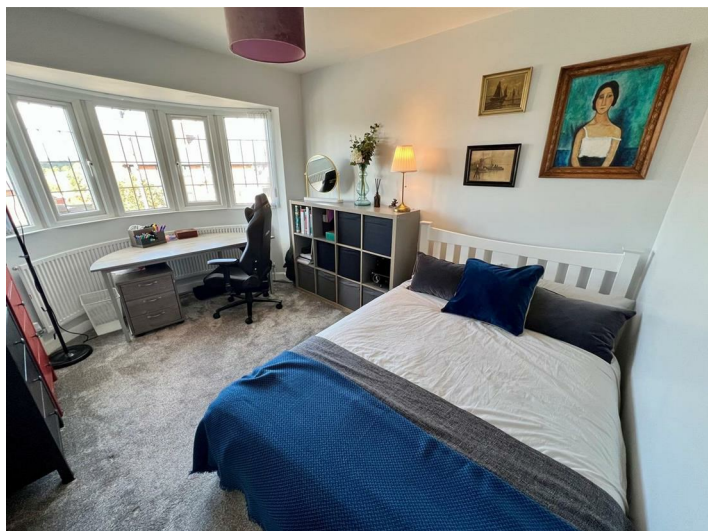
Having UPVC double glazed window to the side, ceiling light point, loft hatch access and 'oak' doors opening to three bedrooms and bathroom

BEDROOM ONE
12'10" x 9'9" (3.91m x 2.97m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM TWO
13'4" into bay x 9'9" (4.06m into bay x 2.97m)



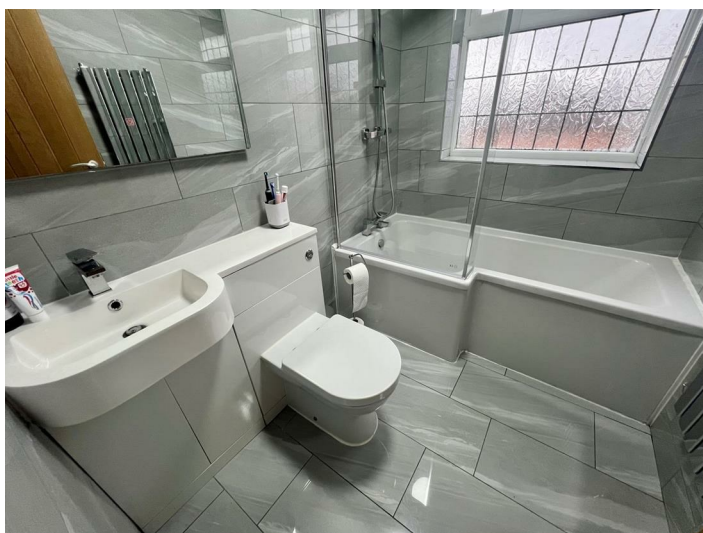
Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

BEDROOM THREE
9'0" x 7'1" (2.74m x 2.16m)



Having UPVC double glazed oriel window to the rear, ceiling light point and central heating radiator

REFITTED BATHROOM



Having UPVC double glazed window to the front, ceiling light point, full height wall tiling, tiled flooring, heated towel rail and being fitted with a modern suite comprising of P shaped panelled bath with glazed screen and vanity unit with inset wash hand basin and concealed cistern WC

REAR GARDEN

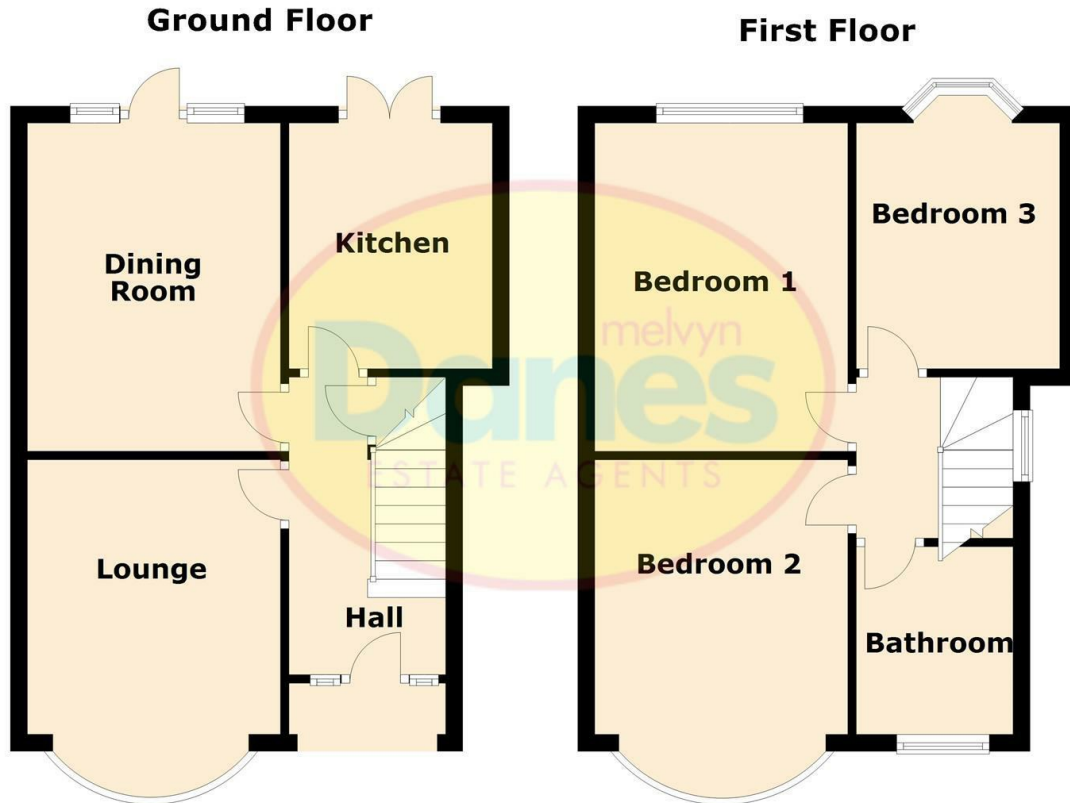
Having block paved patio area with gated access to the front, outside lighting and tap, pathway ascending alongside a lawn leading to the garden shed and a door which opens to the

BRICK BUILT WORKSHOP/STORE
12'3" x 11'8" + 11'8" x 5'0" (3.73m x 3.56m + 3.56m x 1.52m)

Currently sectioned into two areas for storage and a studio, sound proofing, ceiling light point, partial suspended ceiling and reinforced security door

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



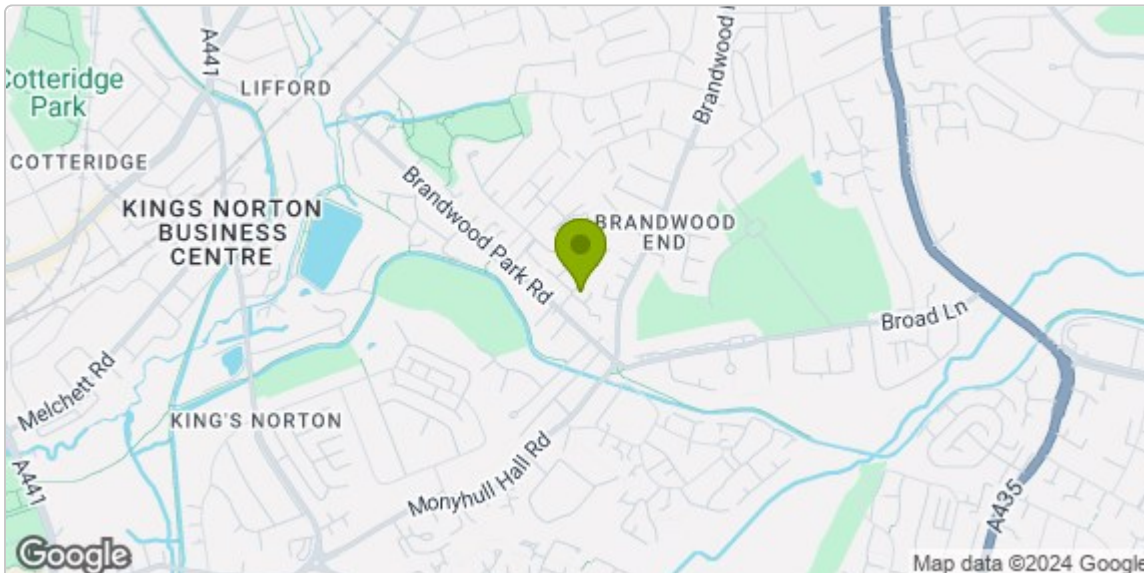
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
9 Kernthorpe Road Kings
Heath Birmingham B14 6RA

Council Tax Band: C

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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