



# Bloore King & Kavanagh

Sales & Lettings



**101 Wigorn Road**  
Birmingham, B67 5HL

**Offers In The Region Of £210,000**

A traditional and well presented TWO DOUBLE BEDROOM terraced family home close to local amenities. This characterful property benefits from gas central heating and double glazing and briefly offers: dining room with fireplace, lounge with fireplace, fully fitted kitchen, bathroom suite and two double bedrooms.

To the front of the property is a small garden and to the rear is a garden laid to lawn. EPC E, Council tax Band B. NO CHAIN

### **DINING ROOM**

3.44m x 4.08m at widest point (11'3" x 13'4" at widest point)  
Box window to front, feature fireplace with wooden surround (not in use) and varnished floorboards. Picture rail.

### **LOUNGE**

3.44m x 3.41m at widest point (11'3" x 11'2" at widest point)  
Window to rear and doors to stairs and kitchen. Feature fireplace with wooden surround and varnished floorboards. Picture rail. Understairs storage cupboard housing electric meter and fuse box.

### **KITCHEN**

1.77m x 4.07m (5'9" x 13'4")  
Window and door to side. Good range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, gas hob with extractor over and 'Hotpoint' electric oven, space for a washing machine and fridge. Tile floor.

### **BATHROOM**

1.81m x 3.26m (5'11" x 10'8")  
Two windows to side. Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC. Chrome heated towel rail. Tile floor. Cupboard housing Ferroli boiler.

### **LANDING**

Doors to bedrooms and smoke alarm.

### **BEDROOM ONE**

3.46m x 3.45m at widest point (11'4" x 11'3" at widest point)  
Two windows to front.

### **BEDROOM TWO**

3.42m x 3.42m at widest point (11'2" x 11'2" at widest point)  
Window to rear and overstairs cupboard with access to boarded loft space with light and ladder.

### **GARDEN**

FRONT: Walled garden with pathway to front.  
REAR: Small patio area leading to a garden laid to lawn. Rear shared gated access.

### **Freehold**

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.



### Property Register Note

TOGETHER WITH the right for the Transferee to pass and repass over and along the passageway from Wigorn Road aforesaid to the property hereby Transferred the Transferee being responsible for a proportionate part of the cost of repairing and maintaining the same TOGETHER ALSO WITH and SUBJECT TO all rights of way water light drainage and support and other easements or quasi-easements now used enjoyed and suffered by the property hereby transferred over or from the adjoining property now or formerly of the Transferor the Transferee being responsible for a proportionate part of the cost of repairing and maintaining the same.

### Restrictions (from register)

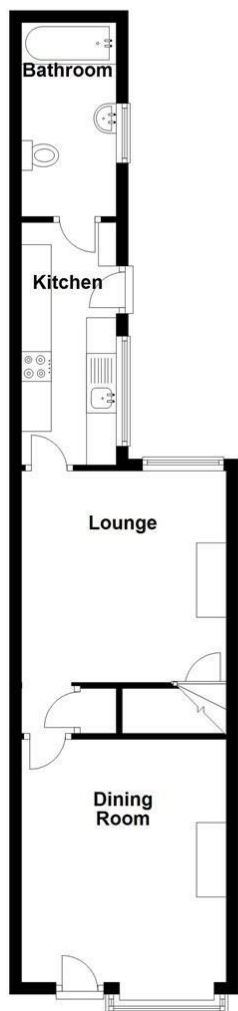
1. Not to erect on the said land any back houses manufacturing premises or public house.
2. Not to erect any messuage or dwellinghouse, building erection, structure or thing whatsoever (except a boundary wall or fence not exceeding six feet in height) between the boundary line of the said road, and the building line shewn on the said plan."

### Brochure Declaration

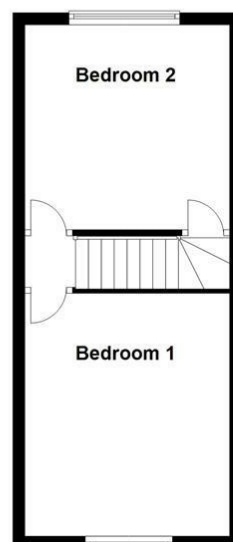
**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



### Ground Floor



### First Floor



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