

**A SPACIOUS THREE BEDROOM TERRACED HOME WITH CENTRAL HEATING AND DOUBLE GLAZING**



**36 SISEFIELD ROAD  
KINGS NORTON  
BIRMINGHAM B38 9PG**

- Residential location
- Central heating and double glazing
- Spacious fitted kitchen and through living room
- Three bedrooms and first floor bathroom with separate WC
- Private rear garden

**Offers Around £170,000 stc**

Spacious three bedroom terrace property in a residential location close to all amenities with gas central heating and double glazing, through living room, large fitted kitchen, 3 bedrooms, modern bathroom with additional separate WC and a private rear garden.

#### THE ACCOMMODATION COMPRISES

Approached over a pathway with lawned front garden area:-

**CANOPY PORCH** with upvc double glazed front door into

**ENTRANCE HALL** with stairs to the first floor, tiled floor and doors to the living room and kitchen.

**LIVING ROOM 21'2 x 9'11 min 11'9 max** dual aspect with double glazed window to front and doors to the garden, two central heating radiators, moulded fireplace, ceiling cornices and door leading to the kitchen.



**SPACIOUS KITCHEN 15' 10" x 8' 10"** having a good range of wall, drawer and base units with light fascias and light wood worktops. Inset stainless steel one and a half bowl sink and drainer with mixer tap, built in double oven, inset 4 ring gas hob, stainless steel splashback and cooker hood, space and plumbing for washing machine and dishwasher, further appliance space and built in cupboard, tiled splashbacks, recessed ceiling spot lighting, cupboard housing a 'British Gas' gas fired combi central heating boiler and upvc double glazed door and window to the rear garden.



## FIRST FLOOR

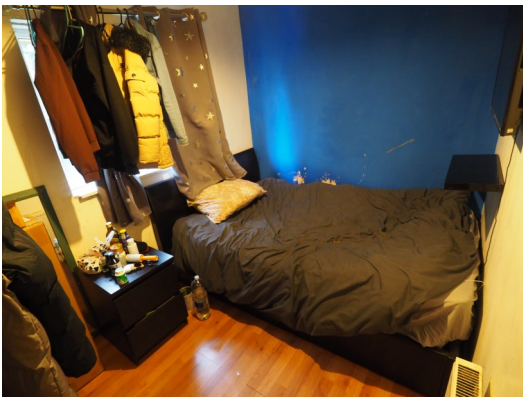
**STAIRS TO LANDING** with all doors off to;

**BEDROOM ONE 14' 0" x 10' 1"** with double glazed window to front, radiator and built in wardrobe.



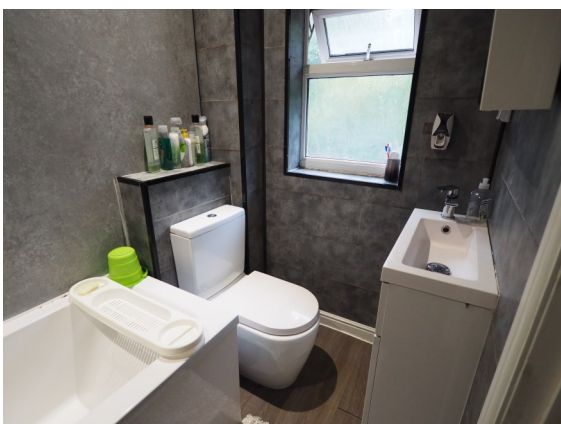
**BEDROOM TWO 12' 8" x 7' 11"** with double glazed window to the front, radiator and wardrobe recess.

**BEDROOM THREE 6' 11" x 9' 11"** with double glazed window to the rear and radiator.



**MODERN BATHROOM** 'P' shaped bath with shower over and shower screen, wash basin set on a vanity unit, low level WC, upvc double glazed window with obscure glass.

**SEPARATE WC** with a low level WC, wash basin and upvc double glazed window with obscure glass.





## **OUTSIDE**

**PRIVATE REAR GARDEN** paved patio area, pathway and gravelled area, fencing to the sides and the garden benefiting from a wooded aspect to the rear.

## **GENERAL INFORMATION**

<b>TENURE</b>	We are informed the property is Freehold
<b>VIEWING</b>	By prior appointment with Oakton Estates on 0121 459 9641
<b>EPC Rating</b>	‘C71‘
<b>Council Tax</b>	Band ‘A’ (Birmingham)

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## **PLANNING/ BUILDING REGULATION APPROVALS**

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.