



50 Granshaw Close

Kings Norton, Birmingham, B38 8RA

Offers In The Region Of £415,000



****FOUR BEDROOM EXTENDED FAMILY HOME WITH NO UPWARD CHAIN**** Tucked away on this much sought-after cul-de-sac location is this impressive extended four bedroom semi detached property situated within this popular cul-de-sac location. The property comprises entrance hallway, living room dining room, kitchen, utility room, ground floor WC, garage and rear garden. The first floor of the property comprises four bedrooms, shower room and family bathroom. This property further benefits from double glazing, central heating, off road parking for multiple vehicles and no upward chain! EPC Rating: D. To arrange your viewing of this wonderful home please call our Kings Norton team sales team.



Approach

This beautifully presented property is approached via a paved driveway with door giving access to garage and step leading up to:

Storm Porch

With tiled floor covering, ceiling light point, UPVC door with accompanying frosted side windows and further door opening in to:

Hallway

With tiled floor covering, ceiling light point, central heating radiator, door opening into useful storage cupboard and further frosted internal door opening in to:

Reception Room One

10'10" x 13'4" maximum (3.322m x 4.066m maximum)
With Laminate wood effect floor covering, ceiling light point, central heating radiator, electric feature fireplace and double glazed bay window to the front aspect.

Reception Room Two

15'7" x 10'8" maximum (4.760m x 3.273m maximum)
With Laminate wood effect floor covering, ceiling light point, central heating radiator, feature fireplace and double glazed sliding patio door with accompanying side window giving access to the rear garden.

Kitchen

16'0" x 11'6" maximum (4.884m x 3.509m maximum)
With tiled floor covering, tiling to splashback areas, four ceiling light points, central heating radiator, open access to under stair storage area, door opening into the garage, a selection of matching wall and base units with integrated double oven and 4-ring burner gas hob with extractor fan over, space facility for fridge/freezer and dish washer, cupboard housing the Worcester Combi Boiler, one and a half stainless steel sink and drainer

unit with hot and cold mixer tap over, single glazed display units, double glazed window to the rear aspect and door opening in to:

Utility

8'0" x 8'10" maximum (2.459m x 2.713m maximum)
With continued tiled floor covering, ceiling light point, central heating radiator, a selection of wall and base units, space facility for washing machine and tumble dryer, double glazed window to the rear aspect, double glazed window to the side aspect, double glazed door giving access to the rear garden and further door opening in to:

Downstairs WC

2'9" x 5'3" (0.844m x 1.602m)
With continued tiled floor covering, ceiling light point, central heating radiator, corner wall mounted wash hand basin unit with two taps over, low flush push button WC and obscure double glazed window to the rear aspect.

Garage

8'7" x 14'7" (2.641m x 4.447m)
With two ceiling strip light points, metal up and over door to the front aspect and wall mounted meters.

First Floor Accommodation

With stairs from the hallway giving rise to the first floor landing with two ceiling light points, two central heating radiators, loft access point (not inspected) and doors opening in to:

Bedroom One

13'11" x 10'10" maximum (4.251m x 3.318m maximum)
With Laminate wood effect floor covering, ceiling light point, central heating radiator and double glazed bay window to the front aspect.

Bedroom Two

15'7" x 10'8" maximum (4.756m x 3.255m maximum)

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

Bedroom Three

8'6" x 11'0" (2.610m x 3.362m)

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

Bedroom Four

15'10" x 7'9" maximum (4.83m x 2.36m maximum)

Space One

2.113m x 1.996m

Space Two

2.398m x 2.520m

With central archway to interconnect the two spaces, two ceiling light points, central heating radiators and two double glazed windows to the side aspect,

Bathroom

7'3" x 5'6" (2.213m x 1.699m)

With tiling floor to wall covering, ceiling light point, central heating radiator, low flush WC, wash hand basin on pedestal with two taps over, bath with two taps over and wall mounted electric shower attachment and obscure double glazed window to the front aspect.

Shower Room

5'8" x 5'7" (1.749m x 1.709m)

With tiling wall to floor covering, ceiling light point, wash hand basin with drawers under, low flush push button WC, corner entry shower cubicle with wall mounted electric shower attachment, heated towel rail and ceiling Velux sky light.

Rear Garden

With block paved patio area and side access point leading to mature lawn area; with decorative trees, plants and shrubs. Leading to the rear garden shed and further patio area.

Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

Council Tax

According to the Direct Gov website the Council Tax Band for Granshaw Close Kings Norton, Birmingham, West Midlands, B38 8RA is band C and the annual Council Tax is approximately, £2,091.71, subject to confirmation by your legal representative.





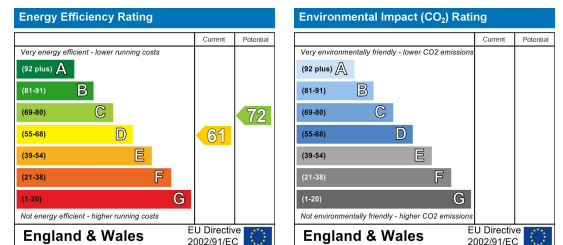
Floor Plan



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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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