Rice Chamberlains
ESTATE AGENTS LLP



49 Marsh End

Kings Norton, Birmingham, B38 9BB

Offers In The Region Of £250,000

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****THREE BEDROOM SEMI DETCAHED HOME - NO UPWARD CHAIN** Situated in a popular residential location, this three-bedroom semi-detached home offers excellent access to Kings Norton, local amenities, schools and convenient transport links, making it an ideal purchase for families and commuters alike. The accommodation briefly comprises a fore garden with a driveway providing off-road parking for multiple vehicles, an entrance hallway, a spacious living room, kitchen, breakfast room, utility room, guest WC, garage storage area and a rear garden. To the first floor are three bedrooms and shower room. Further benefits include gas central heating, double glazing throughout and no upward chain. Energy Efficiency Rating: C. To arrange your viewing of this family home, please contact our Kings Norton Office today.**







Approach
The property is approached via a block paved driveway providing off road parking for multiple vehicles leading to garage storage door and steps leading up to UPVC front entry door with decorative glazed inset opening into:

Hallway
With laminate wood effect flooring, central heating radiator, stairs giving rise to the first floor accommodation, cupboard housing meters and door opening into:

Living Room
11'0" max x 15'1" max (3.353 max x 4.607 max)
With under stairs storage cupboard, laminate wood effect floor covering, double glazed bay window to the front aspect, ceiling light point and door opening nto:

Kitchen
14'3" max x 8'6" max (4.366 max x 2.597 max)
With double glazed doors giving views and access to the rear garden, double glazed window to the rear aspect, tiled flooring, two ceiling light points, a selection of matching wall and base units with integrated fridge and dishwasher, space facility for a Range cooker with extractor over, double sink unit with mixer tap over, breakfast bar area, central heating radiator, tiling to splash back areas and door opening into:

Breakfast Room
8'8" x 10'2" (2.648 x 3.104)
With double glazed door and accompanying window giving views and access to the rear garden, laminate wood effect floor covering, central heating radiator, ceiling light point and door opening into:

Utility
8'9" max x 7'5" max x 4'6" min (2.681 max x 2.274 max x 1.388 min)
With central heating radiator, door giving access into garage storage area, space facility for fridge freezer, washing machine and tumble dryer, work surface area, wall mounted boiler and door opening into:

Ground Floor WC
4'8" x 2'7" (1.445 x 0.797)
With low flush push button WC, space saving wash hand basin with mixer tap over, wall mounted extractor fan and ceiling light point.

Garage/Storage
9'1" x 6'7" (2.773 x 2.026)
With metal up and over door to driveway and ceiling strip light point.

First Floor Accommodation
From hallway stairs gives rise to the first floor landing with an obscured double glazed window to the side aspect, ceiling light point loft access point, door opening into useful storage cupboard and further doors opening into:

Shower Room
5'11" x 5'5" (1.804 x 1.654)
With an obscured double glazed window to the rear aspect, part tiling to walls, wash hand basin on pedestal with mixer tap over, corner entry shower cubicle with wall mounted mains powered shower over, ceiling mounted extractor fan, ceiling spotlight points, heated towel rail, low flush push button WC,

Bedroom One
8'1" max x 14'0" max (2.464 max x 4.277 max)
With double glazed window to the front aspect, ceiling light point and central heating radiator.

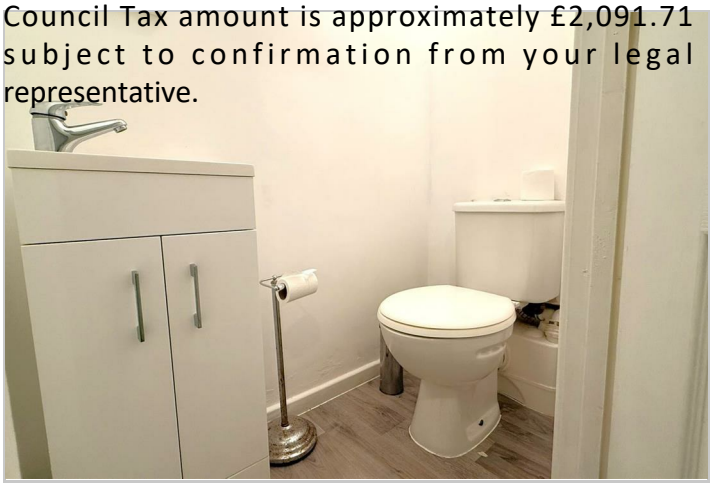
Bedroom Two
8'1" max 9'10" max (2.488 max 3.001 max)
With double glazed window to the rear aspect, ceiling light point, central heating radiator and laminate wood effect flooring.

Bedroom Three
9'6" max x 6'0" max (2.909 max x 1.846 max)
With double glazed window to the front aspect, ceiling light point, central heating radiator and laminate wood effect flooring.

Rear Garden
Being accessed from the breakfast room or kitchen leads to a block paved patio area leading to a mature sloping lawned area with decorative planting beds to borders.

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 Marsh End, Kings Norton, Birmingham, West Midlands, B38 9BB is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.

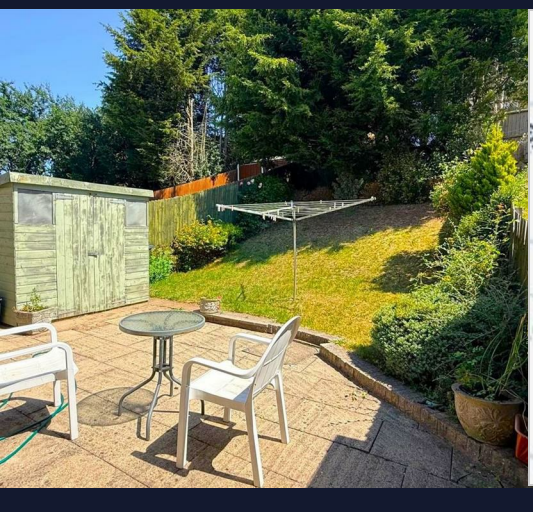


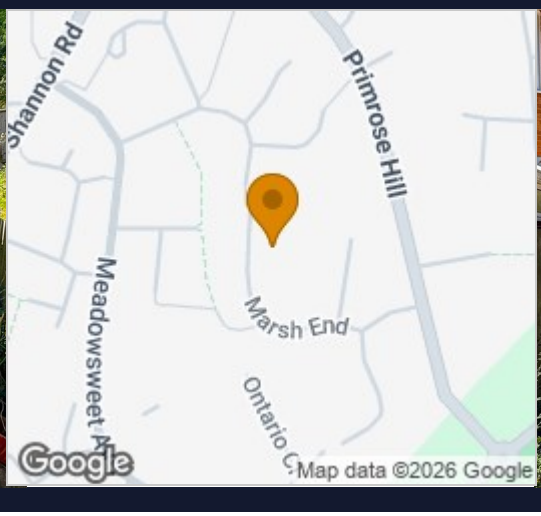














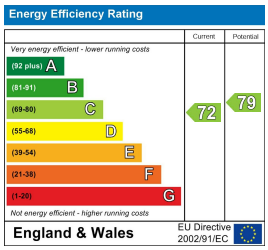
Floor Plan

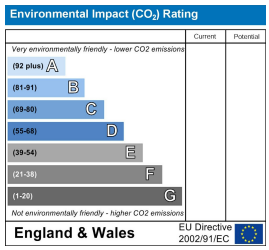


Viewing

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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