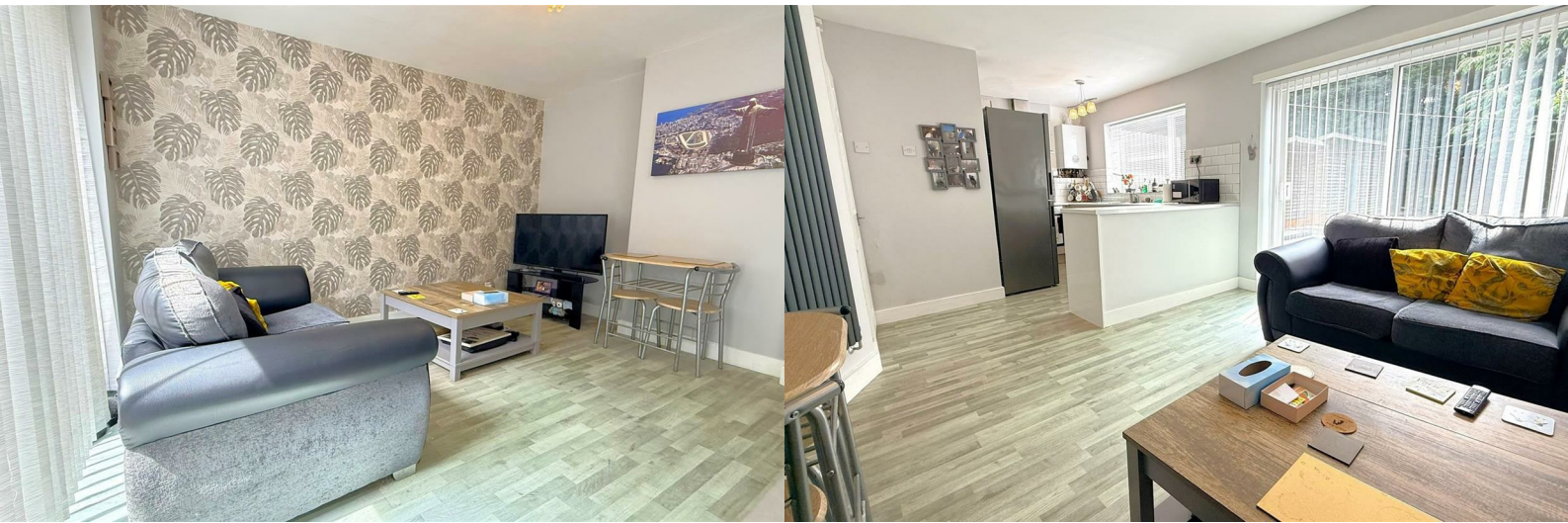




## 62 Lazy Hill

Kings Norton, Birmingham, B38 9PA

Offers Over £140,000



## \*TWO BEDROOM GROUND FLOOR MAISONETTE WITH DRIVEWAY AND PRIVATE REAR GARDEN!\*

A well-presented two-bedroom ground floor maisonette situated within a highly sought-after estate in Kings Norton, offering excellent access to local schools, Kings Norton Green, shopping facilities, public transport links, and the motorway network. The accommodation briefly comprises an entrance hall, spacious open-plan living room and kitchen with sliding patio doors leading to a private rear garden with outbuilding, two well-proportioned bedrooms, a bathroom, and useful storage space. Externally, the property benefits from a driveway providing off-road parking. Additional features include double glazing and central heating with recently refitted Worcester Combination boiler, which we have been informed was fitted in May 2025. This is an excellent opportunity for first-time buyers, downsizers, or investors seeking a spacious and conveniently located home. EPC Rating: C. Early viewing is highly recommended. Please contact our Kings Norton office to arrange an appointment.



### Approach

The property is approached via a block paved driveway and pathway leads to a obscured double glazed front entry door opening into:

### Hallway

With laminate wood effect floor covering, central heating radiator, ceiling light point, door opening into useful under stairs storage cupboard, further storage cupboard and further doors opening into:

### Open Plan Living and Kitchen

20'5" max x 14'4" min x 13'5" max x 6'7" min (6.229 max x 4.391 min x 4.097 max x 2.030 min)

Kitchen area with laminate wood effect flooring, a selection of wall and base units, integrated oven with four ring burner gas hob with extractor over, stainless steel sink and drainer with mixer tap, space facility for washing machine, space facility for fridge freezer, recently re-fitted wall mounted Worcester combi boiler, ceiling light point, double glazed window to the rear aspect, tiling to splash back areas and breakfast bar area. Living area with central heating radiator, double glazed sliding patio doors giving access to the rear garden and ceiling light point.

### Bedroom One

9'8" x 14'6" (2.967 x 4.433)

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

### Bedroom Two

6'9" x 11'1" (2.062 x 3.384)

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

### Bathroom

6'2" x 5'5" (1.900 x 1.676)

With a bath with two taps and wall mounted shower over, wash hand basin with two taps, low flush push button WC, obscured double glazed window to the side aspect, heated towel rail, tiling to walls, tiled flooring and ceiling light point.

### Rear Garden

Being accessed from the side of the property or the living area leads to a decked area and block paved area leading to a lawn area with decorative trees and shrubs to borders and an outhouse.

### Council Tax

According to the Direct Gov website the Council Tax Band for Lazy Hill, Kings Norton, Birmingham, West Midlands, B38 9PA is band A and the annual Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 122 years and £0 service charge and £150 ground rent per annum. (subject to confirmation from your legal representative).





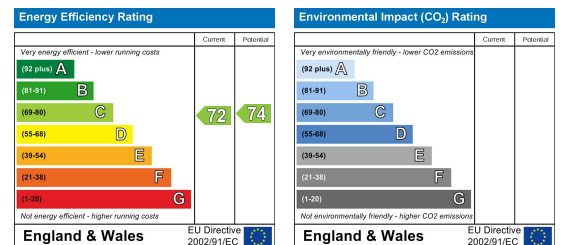
## Floor Plan



## 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.

1 Redditch Road, Kings Norton, Birmingham, West Midlands, B38 8RN

Tel: 0121 459 2299 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk