



## 39 Nearhill Road

Kings Norton, Birmingham, B38 8LA

Offers In The Region Of £190,000



**\*\*THREE-BEDROOM TERRACED HOME – NO UPWARD CHAIN\*\*** This well-presented three-bedroom terraced home is offered for sale with no upward chain. The property has recently benefited from a programme of modernisation by the current owners and is ideally located for excellent motorway links, easy access to the City Centre, and nearby Kings Norton Green and Longbridge. The accommodation briefly comprises a front garden, entrance hallway, and a spacious open-plan living/dining room leading through to the kitchen. To the first floor are three bedrooms, a family bathroom, and a separate WC. Further benefits include gas central heating and double glazing throughout. Energy Efficiency Rating: TBC. To arrange a viewing, please contact our Kings Norton office.



#### Approach

The property is approached via a pathway with a mature lawned area with trees, plants and shrubs leading up to a front entry door with accompanying obscured double glazed windows to the side aspect opening into:

#### Hallway

With central heating radiator, ceiling light point, door opening into stairs giving rise to the first floor landing, door opening into storage cupboard housing meters and door opening into:

#### Open Plan Living/Dining Room

25'5" max x 13'8" max x 7'5" min (7.769 max x 4.182 max x 2.274 min)

With double glazed window to the front aspect, double glazed French doors giving views and access to the rear garden, central heating radiator, door opening into useful under stairs storage cupboard, two ceiling light points and further door opening into:

#### Kitchen

12'10" max x 6'10" max (3.936 max x 2.108 max)

With a double glazed door giving access to the rear garden, double glazed window overlooking the rear garden, door opening into useful storage cupboard, central heating radiator, ceiling strip light point, a selection of matching all and base units with work surfaces over, integrated oven, four ring burner gas hob with extractor over, tiling to splash backs, stainless steel sink and drainer with mixer tap over, space facility for washing machine and space facility for fridge freezer,

#### First Floor Accommodation

From hallway stairs gives rise to the first floor

landing with ceiling light point, loft access and doors opening into:

#### Separate WC

2'7" max x 7'10" max (0.790 max x 2.396 max)

With double glazed obscured windows to the rear aspect, low flush push button WC and ceiling light point.

#### Bathroom

4'11" max x 7'9" max (1.523 max x 2.387 max)

With double glazed obscured window to the rear aspect, ceiling light point, bath with two taps over and wall mounted mains powered shower over, tiling to splash back areas, wash hand basin on pedestal with two taps over, central heating radiator and door opening into storage cupboard housing the central heating boiler.

#### Bedroom One

9'8" x 12'6" (2.965 x 3.811)

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

#### Bedroom Two

8'10" max x 12'10" max x 10'10" min (2.710 max x 3.926 max x 3.308 min)

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

#### Bedroom Three

6'11" max x 9'5" max x 6'8" min (2.131 max x 2.882 max x 2.042 min)

With central heating radiator, double glazed window to the front aspect, ceiling light point and useful over stairs storage cupboard.

### Rear Garden

With a brick built outhouse, rear access gate, mainly paved area with decorative flowerbeds to borders and panel fencing to borders.

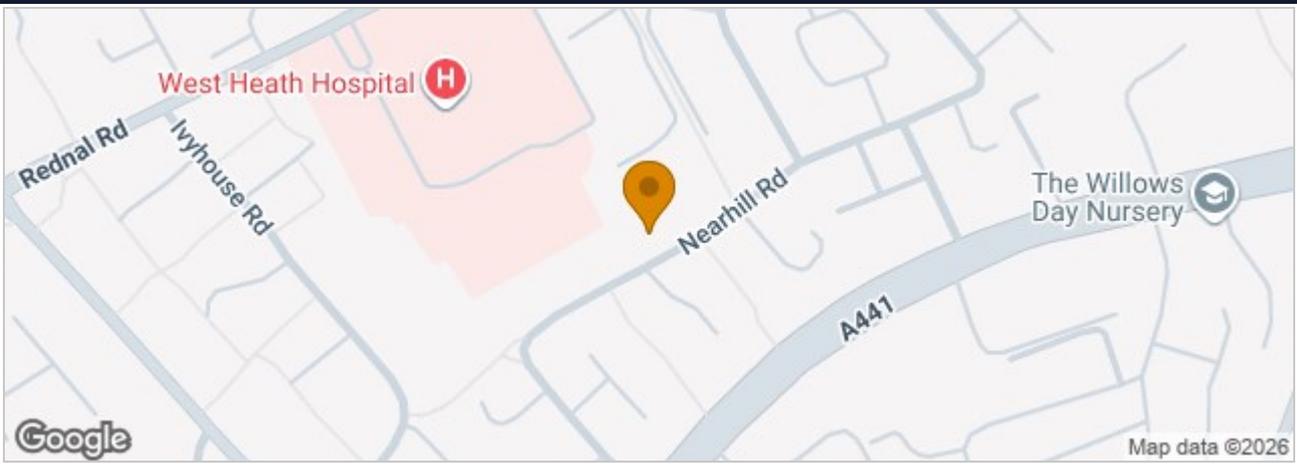
### Tenure

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.

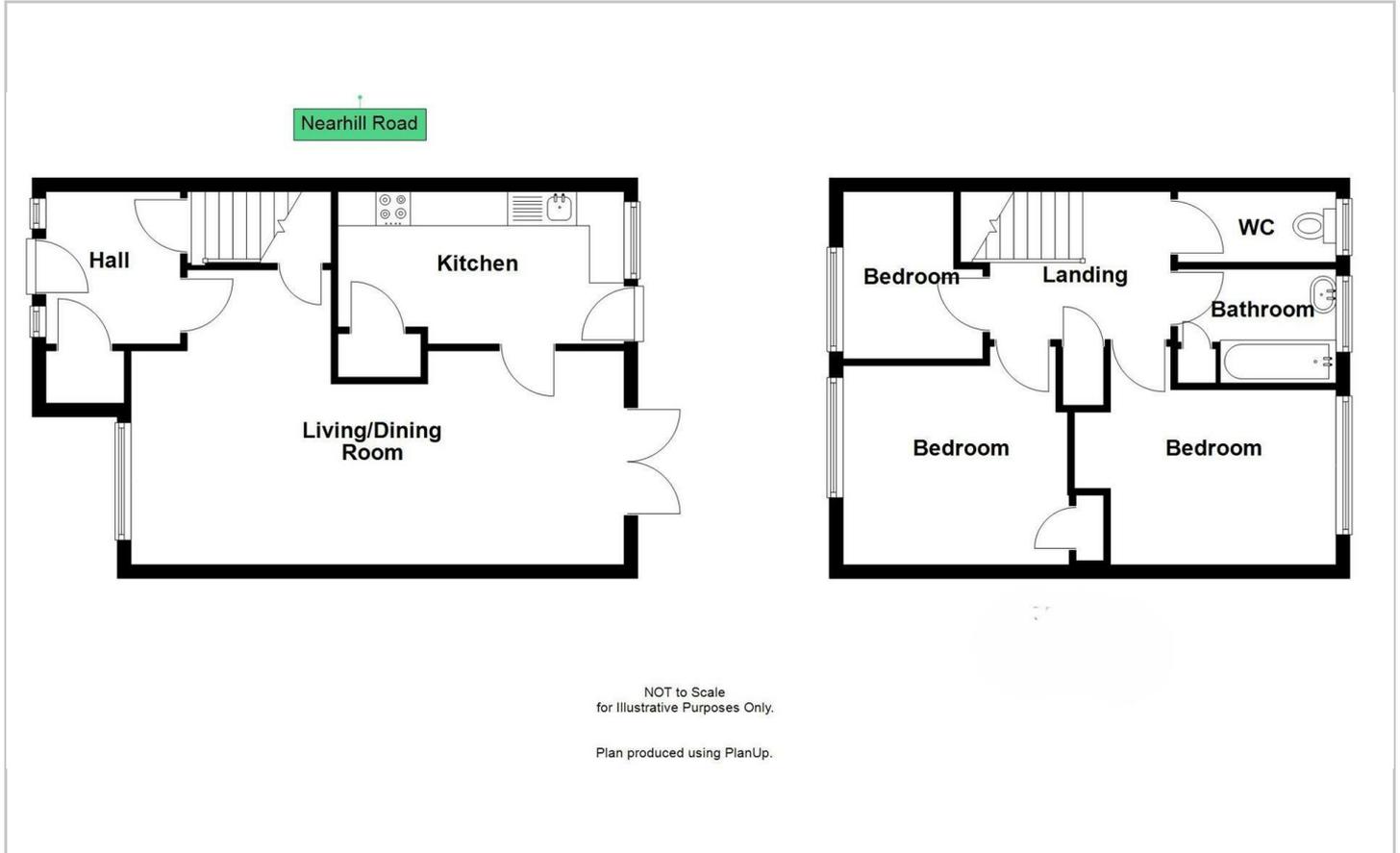
### Council Tax

According to the Direct Gov website the Council Tax Band for 39, Nearhill Road Kings Norton, Birmingham, West Midlands, B38 8LA is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation by your legal representative.





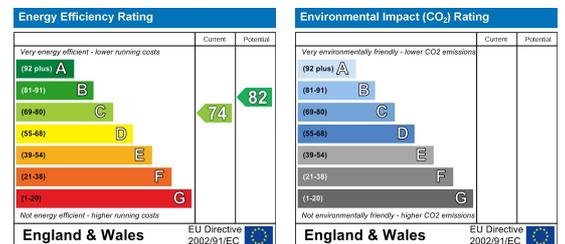
## Floor Plan



## 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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