



49 St. Nicolas Gardens

Kings Norton, Birmingham, B38 8TW

Offers In The Region Of £349,950



We are delighted to present this stunning three-bedroom end-of-terrace house, ideally located in a highly sought-after area near Kings Norton Historic Green. With excellent transport links and well-regarded local schools close by. The home briefly comprises an entrance hallway, a guest WC, and a spacious open-plan living and dining room that leads into a conservatory. The kitchen offers access to a useful rear utility/lean-to and a private rear garden. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. Additional features include a fore garden, gas central heating, double glazing throughout, a garage accessed via a rear access road, and the benefit of no upward chain. EPC Rating: C. To arrange a viewing of this lovely home, please contact our Kings Norton Office.



Approach

The property is approached via a fore garden with a mature lawned area with planting areas and pathway leading to a front entry door with obscured double glazed arch window above opening into:

Hallway

With laminate wood effect floor covering, cupboard housing meters, ceiling light point, stairs giving rise to the first floor landing, central heating radiator and doors opening into:

Ground Floor WC

2'10" x 7'0" (0.885 x 2.151)

With part tiling to walls, low flush push button WC, wall mounted wash hand basin with hot and cold taps, ceiling light point and extractor fan.

Open Plan Living/Dining Room

12'6" max x 8'9" min x 24'5" max (3.825 max x 2.67 min x 7.447 max)

With a double glazed bay window to the front aspect, decorative fireplace, two central heating radiators, two ceiling light points with decorative ceiling roses, sliding double glazed patio doors giving access to the conservatory and a further glazed interior door giving access into:

Kitchen

9'11" x 9'10" (3.048 x 3.011)

With tiled flooring, central heating radiator, part tiling to walls, integrated oven and grill, integrated four ring burner hob with extractor over, one and a half sink and drainer with mixer tap over, double glazed window overlooking the side lean-to/utility,

under stairs storage area, ceiling spotlight points and double glazed door giving access into:

Lean-To/Utility

5'5" x 8'9" (1.666 x 2.670)

With a double glazed door giving access to the rear garden with accompanying window to the rear and side, space facility for washing machine and base units with work surface over incorporating stainless steel sink and drainer with mixer tap over.

Conservatory

8'4" max x 9'4" max (2.545 max x 2.847 max)

With double glazed windows to the rear and side aspects, double glazed door giving access to the rear garden, ceiling light point and tiling flooring.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with ceiling light point, loft access point and doors opening into:

Bathroom

6'8" x 8'11" (2.045 x 2.74)

With tiled flooring, tiling to walls, obscured double glazed window to the rear aspect, ceiling spotlight points, cupboard housing combi boiler, corner entry shower cubicle with mains powered shower over, bath with two taps over, low flush push button WC, wash hand basin on pedestal with two taps over and heated towel rail.

Bedroom One

12'0" x 12'1" (3.665 x 3.687)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and in-built wardrobe with sliding mirror doors.

Bedroom Two

12'1" x 7'10" to front of wardrobes (3.687 x 2.403 to front of wardrobes)

With double glazed window to the front aspect, ceiling light point, central heating radiator and a range of fitted wardrobes with hanging space and drawers.

Bedroom Three

restricted head height 9'0" max x 8'3" max (restricted head height 2.746 max x 2.529 max)

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

Rear Garden

With a paved pathway leading to landscaped garden with mature trees, plants and shrubs, pathway leading to rear access gate and a block paved side garden area with side access.

Garage

7'4" x 17'11" (2.238 x 5.465)

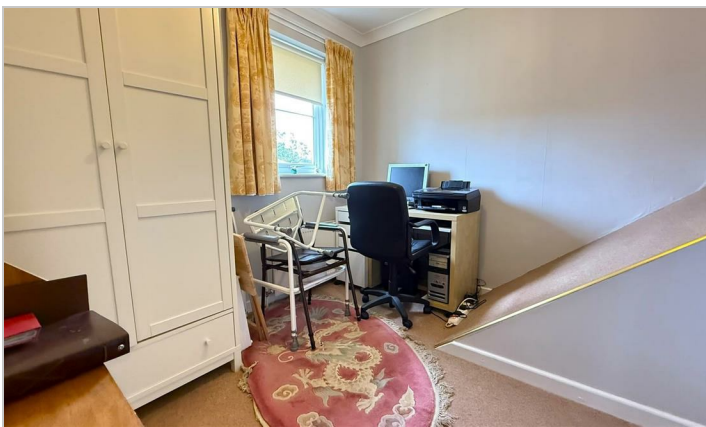
Accessed from a rear access road and has a metal up and over door.

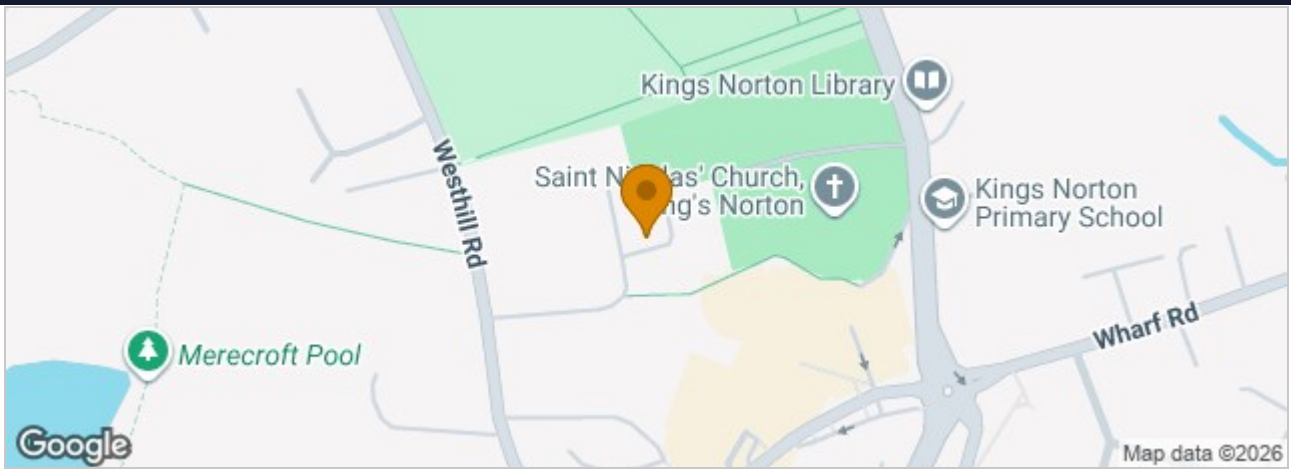
Council Tax

According to the Direct Gov website the Council Tax Band for St. Nicolas Gardens Kings Norton, Birmingham, West Midlands, B38 8TW is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.

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.





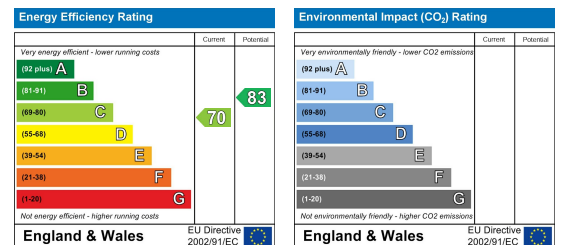
Floor Plan



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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