Rice Chamberlains
ESTATE AGENTS LLP



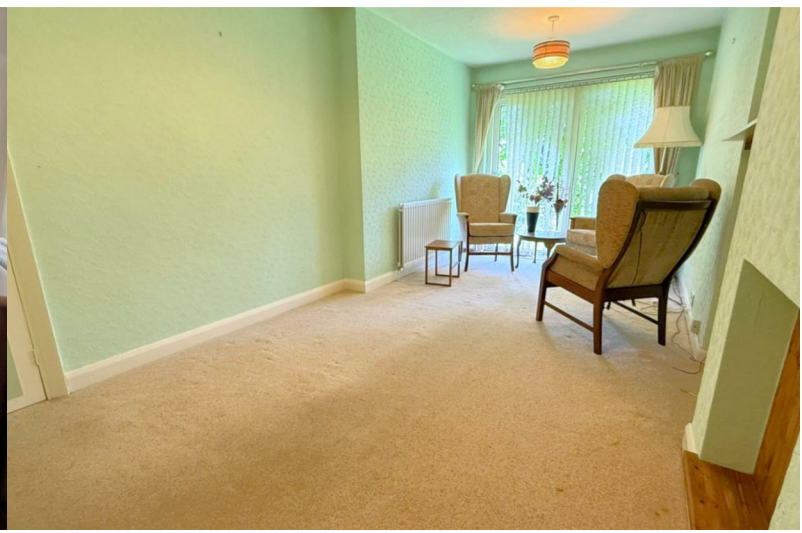
10 Dunster Close

Kings Norton, Birmingham, B30 3RY

Offers In The Region Of £235,000

3 | 1 | 2 | D





****THREE-BEDROOM EXTENDED TERRACE HOME IN A QUIET KINGS NORTON CUL-DE-SAC – OFFERING EXCELLENT POTENTIAL** Situated in a peaceful cul-de-sac location within the popular area of Kings Norton, this three-bedroom terraced property presents an excellent opportunity for buyers seeking a home with scope for improvement and personalisation. Conveniently positioned in the Lindsworth Estate close to Kings Norton Green, local amenities, shopping facilities, schools, and transport links, the accommodation briefly comprises an entrance hallway, front reception room, extended rear reception room, extended and refitted kitchen, and a private rear garden. To the first floor are three bedrooms and a shower room. Externally, the property benefits from a front driveway providing off-road parking. Additional features include majority double glazing, gas central heating, and the advantage of being offered for sale with no upward chain. This property offers fantastic potential for modernisation and would make an ideal family home or investment opportunity. Early viewing is highly recommended to fully appreciate the accommodation and potential on offer. Energy Performance Rating: D**







Approach

The property is approached via a front driveway with a step leading up to a front entry door with accommpaying double glazed windows to the sides opening into:

Hallway

With central heating radiator, ceiling light point, stairs giving rise to the first floor landing, door opening into useful under stairs storage cupboard housing the electric fuse box and further doors opening into:

Reception Room One

9'10" max 12'10" max (3.001 max 3.915 max)

With double glazed bay window to the front aspect, central heating radiator, ceiling light point and inset gas fire (not inspected).

Extended Rear Reception Room

9'10" max x 8'4" min x 17'11" max (3.011 max x 2.543 min x 5.475 max)

With three central heating radiators, two ceiling light points and double glazed sliding patio doors giving views and access to the rear garden,

Kitchen

6'2" max x 14'10" max (1.890 max x 4.541 max)

From hallway a sliding door gives access into the kitchen with ceiling spotlight points, central heating radiator, double glazed door with an accompanying window giving access and views to the rear garden, laminate wood effect floor covering, a selection of matching wall and base units with space facility for gas cooker, washing machine and fridge freezer, sink and drainer with mixer tap over and wall mounted boiler.

First Floor Accommodation

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

Bedroom One

13'4" max x 9'10" max (4.080 max x 3.009 max)

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

Bedroom Two

9'11" x 9'4" max (3.047 x 2.846 max)

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

Bedroom Three

9'3" max x 7'0" (2.831 max x 2.137)

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

Shower Room

5'6" x 6'3" (1.680 x 1.927)

With a double glazed obscured window to the front aspect, wash hand basin in vanity unit with hot and cold mixer tap, low flush push button WC, corner entry shower cubicle with wall mounted shower over, tiling to splash back areas, two ceiling light points and central heating radiator.

Rear Garden

Being accessed from the rear reception room or kitchen leads out to the garden with shed and rear access gate.

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 Dunster Close Kings Norton, Birmingham, West Midlands, B30 3RY is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.





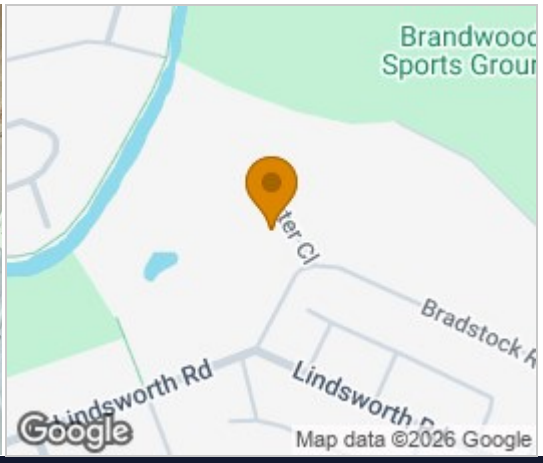


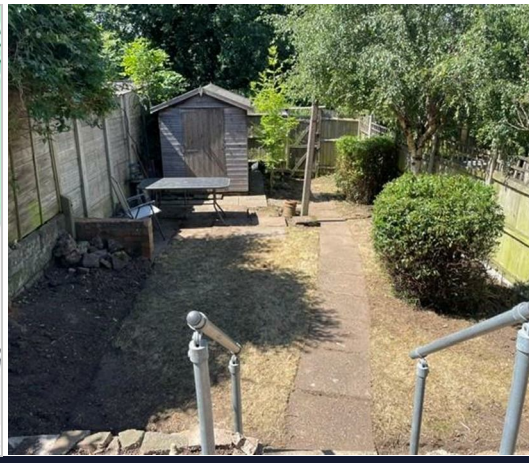




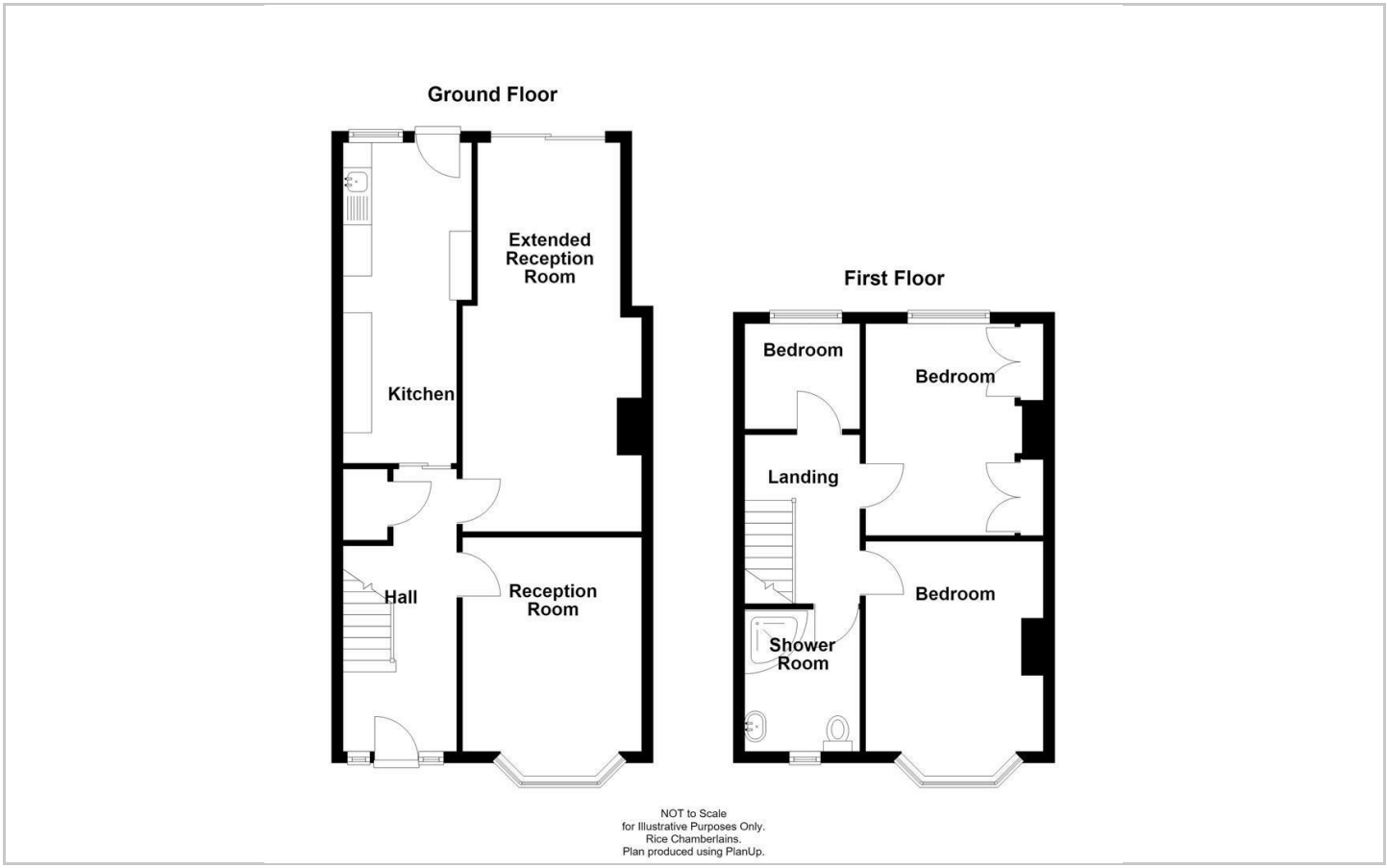








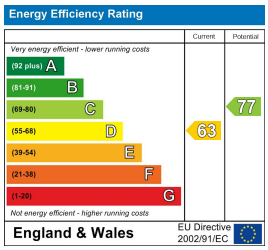
Floor Plan

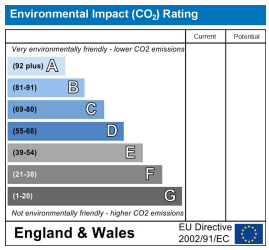


Viewing

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