



## 206 The Fairway

Kings Norton, Birmingham, B38 8YN

Offers In The Region Of £200,000



**\*LOVELY TWO-BEDROOM END-TERRACE HOME WITH GARAGE & OFF-ROAD PARKING!\*** Situated in a popular and secluded position just off The Fairway, this attractive two-bedroom end-terrace property offers comfortable living in a highly sought-after Kings Norton location. Conveniently placed for a range of local amenities, well-regarded schools, and excellent transport links, the accommodation briefly comprises an entrance hallway, kitchen, and spacious living room with access to the rear garden. Outside, the private rear garden provides access to a garage and off-road parking. To the first floor are two well-proportioned bedrooms and a family bathroom. This charming home is ideally suited to first-time buyers, downsizers, or investors seeking a well-located property in a popular residential area. EPC Rating: TBC. Viewings are highly recommended and can be arranged at our Kings Norton Office.



### Approach

Via steps leading down from The Fairway, leading to a communal garden area and the property is approached via fore garden with path way leading to a double glazed, stained glass entry door opening into:

### Hallway

With laminate wood effect flooring, central heating radiator, useful storage cupboard, further storage cupboard house appliance and opening into:

### Kitchen

7'1" (max) x 8'0" (max) (2.16m (max) x 2.44m (max))  
With a selection of wall and base units, tiled flooring, tiling to splashback, stainless steel sink and drainer unit with a mixer tap, space facility for a washing machine and integrated oven with gas hob and extractor, double glazed window to the communal garden aspect, space facility for fridge, ceiling light point.

### Living Room

13'11" (max) x 14'11" (max) (4.24m (max) x 4.55m (max) )  
With laminate wood effect flooring, stairs leading to the first floor accommodation, an under stairs storage cupboard, central heating radiator, UPVC double glazed window to the rear aspects and double glazed French doors giving access to the rear garden.

### First Floor Accommodation

From the living room stairs gives rise to the first floor landing with loft access point, ceiling light point, door opening into useful storage cupboard, door opening into storage cupboard housing boiler and further doors opening into:

### Bedroom One

13'11" (some restricted head height) x 9'8" (4.252 (some restricted head height) x 2.958)

With a central heating radiator, UPVC double glazed bay window facing the rear aspect and ceiling light point.

### Bedroom Two

8'1" (max) x 8'4" (max) (2.46m (max) x 2.54m (max))

With door opening into useful storage cupboard, double glazed window facing the front aspect, central heating radiator and ceiling light point.

### Bathroom

8'3" (max) x 5'8" (max) (2.521 (max) x 1.731 (max))

With tiling to splash back areas, bath with an electric shower attachment, low flush WC, wash hand basin on pedestal, heated towel rail, obscure double glazed window facing the front aspect and ceiling spotlight points.

### Rear Garden

The tiered rear garden is accessed from the living room with decked area with steps leading to further decked area, suitable for outside entertaining, with further steps leading to access to garage and rear fence giving access to The Fairway and the off road parking.

### Garage

18'11" x 9'4" (5.77m x 2.84m)

With two ceiling strip light points, electricity and metal up and over door.

### Communal Service Charges

We have been informed by our vendors the communal grounds service charges are £200.00 per annum (subject to confirmation from your legal representative).

### Council Tax

According to the Direct Gov website the Council Tax

Band for The Fairway Kings Norton, Birmingham, B38 8YN is band B and the annual Council Tax amount is approximately £1,830.25, 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.





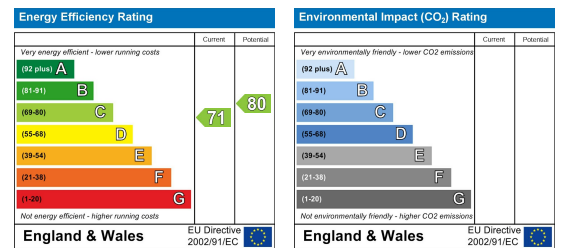
## Floor Plan



## 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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