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CHARTERED SURVEYORS

57 Wharf Road, Kings Norton, Birmingham, B30 3LN

Offers in the Region Of £180,000

- Refurbished Traditional Terrace Home
- Two Double Bedrooms
- Two Reception Room
- EPC Rating: D
- First Floor Bathroom with WC and additional Downstairs WC
- Modern Kitchen

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A RECENTLY MODERNISED mid terrace home in a well regarded location near KINGS NORTON GREEN. Making an ideal first time purchase the property comprises fore garden, two reception rooms, downstairs WC, kitchen, two double bedrooms, first floor bathroom with WC and rear garden. Offered with NO UPWARD CHAIN.

Property Tenure
Freehold

Council Tax Band
B

EPC Rating: D
B

Location
Wharf Road is situated within an established residential area of Kings Norton, to the south of Birmingham. The property is conveniently positioned for the historic Kings Norton Green, which provides a range of local shops, services and everyday amenities, together with schools and recreational facilities within the surrounding area.

The Worcester & Birmingham Canal and Kings Norton recreational grounds are also within walking distance, providing pleasant routes for walking and leisure. Kings Norton Railway Station is approximately 0.6 miles away and provides regular services towards Birmingham New Street, together with connections towards Redditch and Bromsgrove.

The location is also well placed for access to the wider road network, with Pershore Road and Redditch Road providing convenient routes towards Birmingham City Centre and surrounding districts.

Overall, the property occupies a convenient position combining access to local amenities, public transport and recreational facilities.

Description
A traditional two storey mid-terrace home of traditional brick construction with a tile pitched roof. The property has undergone a recent refurbishment programme and has been modernised throughout.

Having uPVC double glazed windows and combi gas central heating.

Accommodation
Please refer to the floor plan for room measurements.

Ground Floor
Front reception room, downstairs WC, rear reception room, modern kitchen.

First Floor
Stairs and landing, bedroom one (double), bedroom two (double), modern bathroom with WC.

Outside
Front - Fore garden.
Rear - Enclosed yard and garden.

Availability
The property is offered with vacant possession and no upward chain.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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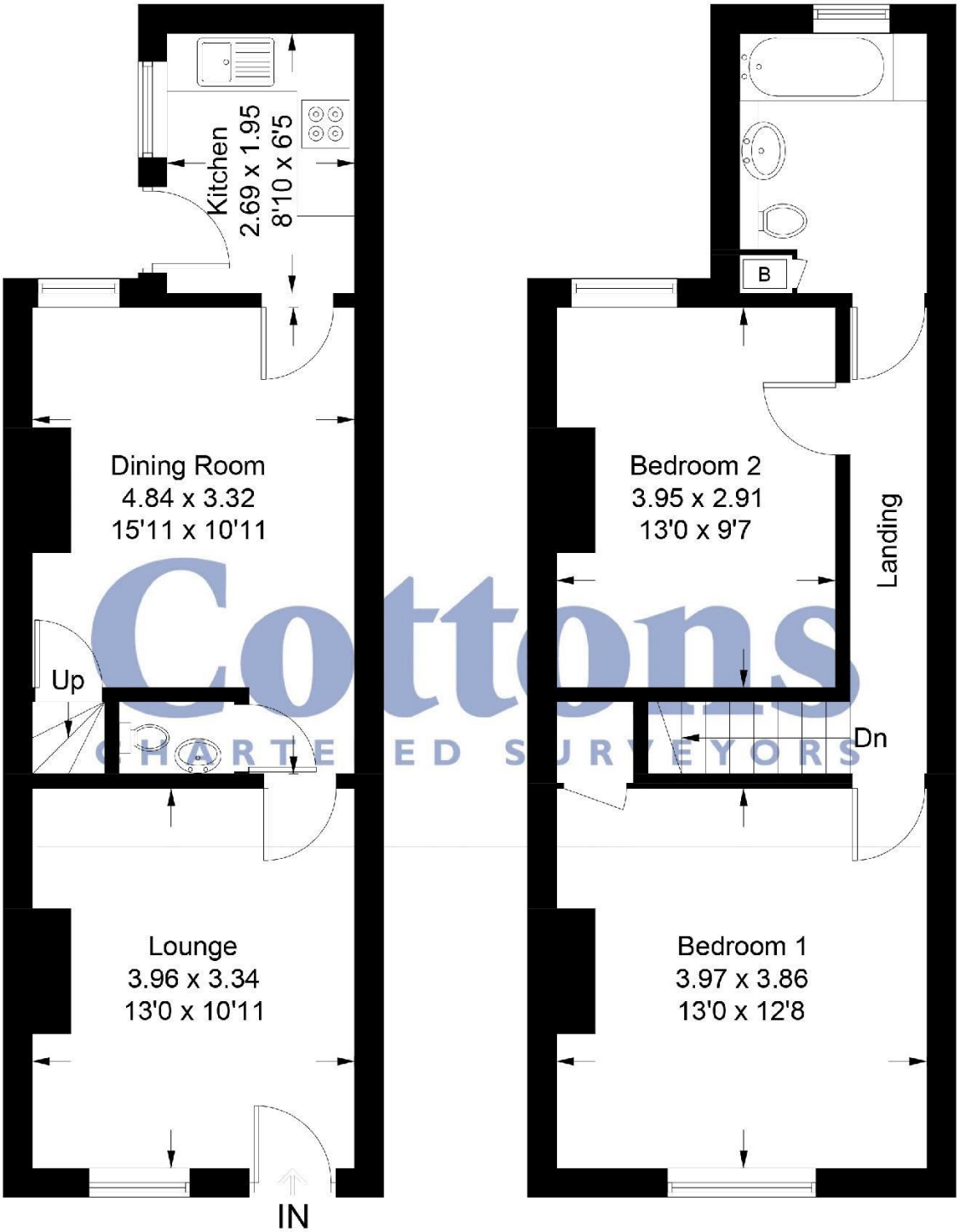
57 Wharf Road

Approximate Gross Internal Area = 76.02 sq m / 818 sq ft



Ground Floor **First Floor**

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