



## 7 Chip Close

Kings Norton, Birmingham, B38 8XF

**Offers Over £200,000**



**\*THREE BEDROOM HOME WITH NO UPWARD CHAIN!\*** Situated in a pleasant location in Kings Norton, this well-positioned three-bedroom home offers excellent access to a range of local amenities, including nearby parks, Kings Norton Green, and convenient commuter links. The accommodation briefly comprises a fore garden with driveway and access to the garage, entrance porch, welcoming hallway, ground floor WC, spacious living room, and a kitchen/dining room leading out to the rear garden. To the first floor, there are three well-proportioned bedrooms and a family bathroom. The property further benefits from gas central heating, majority double glazing (where specified), and the advantage of no upward chain. EPC rating TBC.

To arrange your viewing of this fantastic home, please contact our Kings Norton office.



### Approach

The property is approached via a driveway giving access to the garage and further pathway and gravelled area leading to a front entry door opening into:

### Porch

With doors opening into useful storage cupboard, further cupboard housing meter and obscure double glazed door giving access into:

### Hallway

With stairs giving rise to the first floor accommodation, two ceiling light points, central heating radiator, under stairs storage area and doors opening into:

### Ground Floor WC

5'4" max 5'4" max (1.629 max 1.629 max )

With low flush WC, wash hand basin in vanity unit with two taps over, tiling to splash back areas, ceiling light point and obscure window into porch area.

### Living Room

15'11" (max) x 9'8" (max) (4.855 (max) x 2.969 (max))

With double glazed window to the front aspect, two central heating radiators and two ceiling light points.

### Kitchen/Diner

16'1" x 9'2" (4.914 x 2.811)

With a selection of matching wall and base units with work surfaces over, tiling to splash backs, ceiling strip light points, tiled floor covering, further ceiling light point, central heating radiator, stainless steel sink and drainer with mixer tap over, space facility for washing machine, fridge and freezer,

integrated oven and four ring burner hob with extractor over, double glazed window to the rear aspect and obscured double glazed door giving access to the rear garden.

### First Floor Accommodation

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

### Bedroom One

9'10" to rear of wardrobes x 12'5" (3.001 to rear of wardrobes x 3.792)

With a selection of fitted bedroom furniture, door opening into useful storage area with ceiling light point, ceiling light point,, central heating radiator and double glazed window to the front aspect.

### Bedroom Two

6'6" x 10'0" (1.988 x 3.073)

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

### Bedroom Three

9'5" x 7'1" (2.872 x 2.177)

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

### Bathroom

6'1" x 6'0" (1.863 x 1.837)

With an obscured double glazed window to the front aspect, bath with two taps over and wall mounted shower above, tiling to splash backs, areas low flush WC, wash hand basin on pedestal with two taps over, central heating radiator, ceiling light point and door opening into airing cupboard housing the Worcester combi boiler.

### Rear Garden

Being accessed from the kitchen leads out to a block paved patio area\ with door giving access to useful storage area, then steps leads down to further garden area with lawn and pathway leading to rear access gate and fencing to borders.

### Garage

8'7" x 16'9" (2.634 x 5.124)

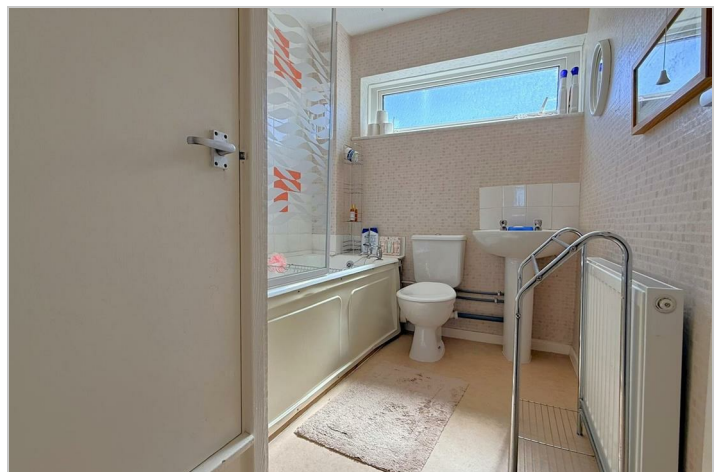
With a meta up and over door.

### Council Tax

According to the Direct Gov website the Council Tax Band for 7 Chip Close Kings Norton, Birmingham, West Midlands, B38 8XF 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

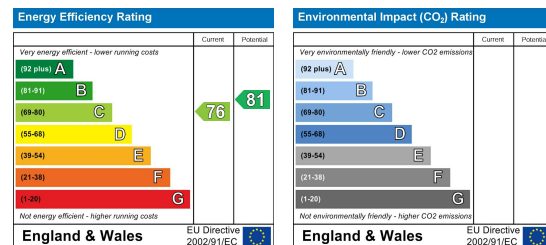


NOT to Scale  
for Illustrative Purposes Only.  
Plan produced using PlanUp.

## 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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