



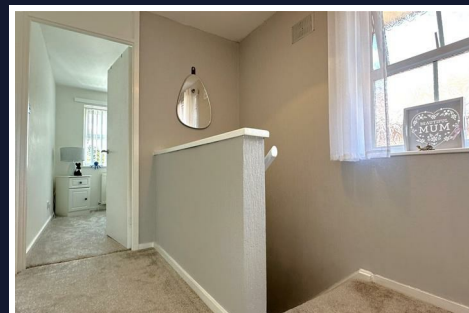
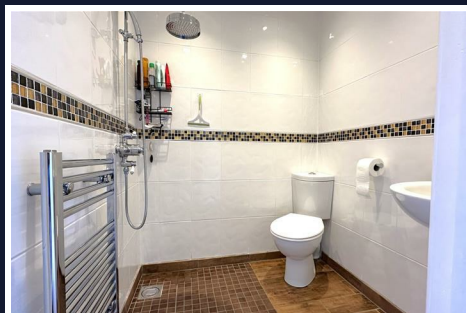
## 16 Hayle Close

Kings Norton, Birmingham, B38 0BE

Offers In The Region Of £290,000



**\*SUPERB BRIGHT AND AIRY FAMILY HOME!\*** Tucked away in this popular cul-de-sac on this much in demand estate is this bright and airy, three bedroom linked-detached family home which has been extended and modernised throughout. This lovely home is perfectly placed for all the area has to offer including the local schools and shopping facilities but also gives good access to the local motorway network. The accommodation on offer briefly comprises; sweeping front driveway, entrance hall, spacious living room, open-plan kitchen and dining room with garden access, outer lobby area, wet room and wc, utility, partial garage / storage area and good size low maintenance rear garden. To the first floor you have two good double bedrooms, single bedroom and a modern shower room. To book your viewing please call our Kings Norton team!



### Approach

This beautifully presented and refurbished three bedroom linked detached home is approached via a sweeping front driveway providing off street parking for multi vehicles leading to a metal opening up and over garage door, fore lawn area, side access gate giving access to the rear of the property and UPVC glazed front entry door via a storm porch opening into:

### Entrance Hall

With central heating radiator, wall mounted light point, stairs giving rise to the first floor landing and door opening into:

### Living Room

11'8" x 14'1" to bay (3.57 x 4.3 to bay)

With double glazed bay window to the front aspect, two wall mounted light points, central heating radiator and interior door opening into:

### Kitchen/Dining

15'1" x 11'2" (4.6 x 3.42)

With a contemporary selection of white gloss front wall and base units with integrated Belling induction hob with in-built extractor over, double integrated oven and grill, ceramic sink and drainer with hot and cold mixer tap, tiling to splash backs, integrated fridge and freezer and slimline dishwasher, porcelain wood effect tiled floor covering, double glazed window to the rear aspect, recessed spots to ceiling, door opening into under stairs pantry with in-built shelving, ceiling light point and porcelain wooden effect tiled flooring and open walkway into dining area. With central heating radiator, two wall mounted light points, double glazed French doors

giving access and views to the rear garden and walkway into:

### Outer Lobby/ Utility

With UPVC frosted double glazed door giving access to the rear garden, plumbing for washing machine and tumble dryer, wall mounted cupboards, tiling to splash-backs, ceiling mounted extractor, door opening into garage and door opening into:

### Ground Floor Wet Room

5'1" x 5'0" (1.56 x 1.54)

With mains power shower, heated chrome towel rail, corner fitted push button WC, corner mounted wash hand basin with hot and cold mixer tap, recessed spots to ceiling, ceiling mounted extractor and fully tiled to all splash backs.

### Garage

8'6" x 9'2" (2.6 x 2.8)

With metal up and over door, strip ceiling light point, wall mounted electric fuse board and wall mounted gas meter.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with door opening into storage cupboard housing Wiesseman combination boiler (recently installed in 2024), frosted double glazed window to the side aspect, ceiling light point and interior door opening into:

### Bedroom One

8'2" x 15'2" (2.5 x 4.64)

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

### Bedroom Two

8'3" x 11'3" (2.52 x 3.45)

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

### Bedroom Three

6'6" x 9'10" (2 x 3)

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

### Shower Room

7'8" x 6'5" (2.34 x 1.96)

A modern shower room with walk-in shower with mains effect rainfall shower over, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, frosted double glazed window to the rear aspect, ceramic wall mounted heated towel rail and radiator, recessed spots to ceiling, laminate floor covering and tiling to splash backs.

### Rear Garden

From the kitchen/diner or the side lobby area leading on to a full width block paved patio area, pathway leading to the front of the property, main garden area

being laid mainly with mature lawns, two paths in-turn leading to the rear garden area with further seating area, two garden sheds and being finished with panel fencing to all borders.

### Council Tax

According to the Direct Gov website the Council Tax Band for Hayle Close Kings Norton, Birmingham, West Midlands, B38 0BE is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.





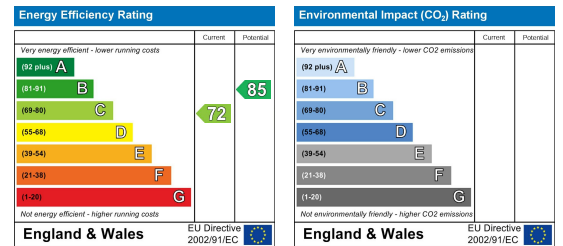
## Floor Plan



## 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.

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