



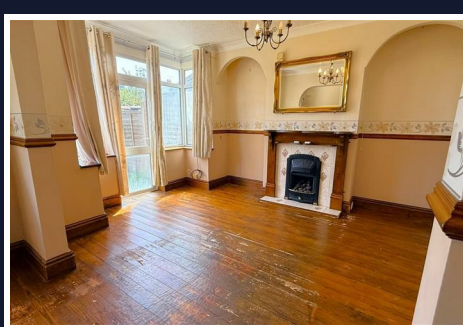
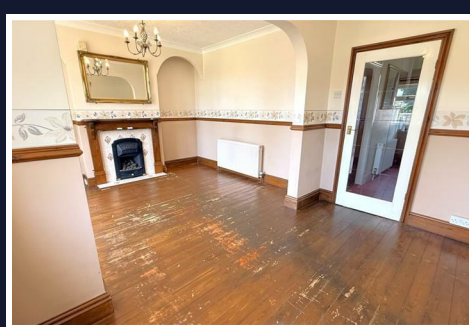
78 Bradstock Road

Kings Norton, Birmingham, B30 3RZ

Offers In The Region Of £340,000



****IDEAL FAMILY HOME WITH EXCELLENT POTENTIAL - NO UPWARD CHAIN!**** Situated in a highly sought-after residential location, this extended four-bedroom semi-detached home offers generous living space throughout and presents a fantastic opportunity for a growing family to create their perfect home. Conveniently located close to a wide range of local amenities, the property benefits from easy access to well-regarded schools, the shops and facilities of Kings Norton, as well as nearby Stirchley and Cotteridge. Excellent transport and commuter links are also within easy reach. The accommodation briefly comprises an entrance hallway, a living room, an enlarged rear reception room providing additional versatile living space, a spacious kitchen/dining room, and a separate utility space. To the first floor are three well-proportioned double bedrooms, including a principal bedroom with en-suite facilities, a further single bedroom, and a family bathroom. Outside, the property enjoys a generous frontage with off-road parking, a low-maintenance rear garden with decking area, useful outdoor storage, and side access. Offering space, flexibility, and scope to personalise, this is an excellent family home in a popular and convenient location and offered with no upward chain. EPC Rating: D. Contact our Kings Norton sales team today to arrange your viewing.



Approach

The property is approached via a front driveway with decorative flowerbeds to borders, side access point and steps leading up to an obscured stained glass front entry door opening into:

Hallway

With stairs giving rise to the first floor landing, ceiling light point, central heating radiator and doors opening into:

Front Reception Room

9'11" x 13'3" max (3.042 x 4.061 max)

With double glazed bay window to the front aspect, ceiling light point, feature decorative fireplace, in-built shelving to chimney breast and central heating radiator.

Dining area and rear Reception Room

16'0" (4.895)

Dining Area

6'5" x 11'4" (1.974 x 3.462)

With central heating radiator, double glazed window to the rear aspect, ceiling light point, exposed wooden flooring and open archway into:

Reception Room Two

13'3" max x 10'3" max (4.056 max x 3.136 max)

With ceiling light point, feature fireplace, central heating radiator, storage space and double glazed bay window with door giving access to the rear garden.

Kitchen/Diner

10'9" x 21'7" (3.301 x 6.586)

Kitchen area with a selection of matching wall and base units with glazed display units, work surfaces

over with space facility for oven, one and a half sink and drainer with mixer tap over, tiling to walls, tiled flooring, double glazed windows to the rear and side aspects, double glazed door giving access to the rear garden, door into utility area and dining area with laminate wood effect floor covering, double glazed window to the front aspect and central heating radiator.

Utility

8'0" x 3'1" (2.440 x 0.943)

With exposed wooden flooring, wall mounted central heating boiler, double glazed window to the side aspect and space facility for washing machine and tumble dryer.

First Floor Accommodation

From the hallway stairs gives rise to the first floor split level landing with door opening into the extended bedroom one.

Landing area

With ceiling light point, loft access point and further doors opening into:

Bedroom One

10'9" x 13'9" (3.289 x 4.215)

With double glazed window to the front aspect, double glazed window to the side aspect, central heating radiator, laminate wood effect floor covering, ceiling light point and glazed door opening into:

En-Suite

7'3" x 10'8" (2.231 x 3.257)

With double glazed windows to the rear aspect, tiling to walls,, ceiling light point, central heating radiator, tiled flooring, hidden cistern low flush WC, wash

hand basin in vanity unit with two taps over, storage cupboard, corner entry shower with mains powered shower over and extractor fan.

Bedroom Two

10'2" max x 13'11" max (3.118 max x 4.259 max)

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

Bedroom Three

13'11" max x 10'4" (4.249 max x 3.169)

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

Bedroom Four

6'8" max x 8'5" max (2.040 max x 2.567 max)

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

Bathroom

6'5" x 8'0" (1.970 x 2.463)

With a double glazed window to the rear aspect, bath with two taps over and shower attachment, low flush WC, wash hand basin on pedestal with hot and cold taps, central heating radiator, tiling to walls, laminate wood effect floor covering, ceiling light point and ceiling mounted extractor fan.

Rear Garden

With step leading down to decking area leading down to a mature lawn area with planting beds to borders, side access point with side storage shed and gate giving access to the front of the property.

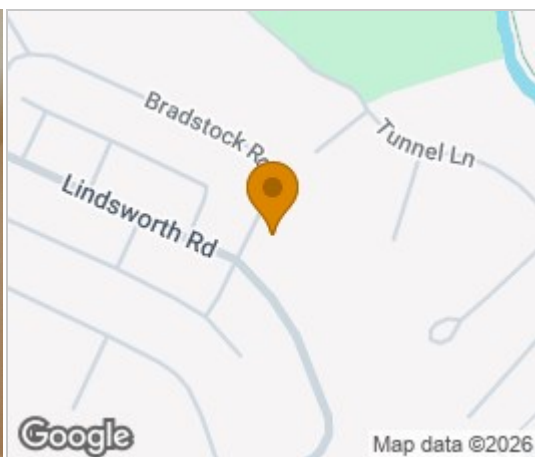
Tenure

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 Bradstock Road Kings Norton, Birmingham, B30 3RZ is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representative.





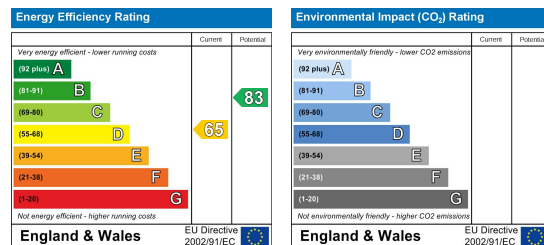
Floor Plan



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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