



Frances Road

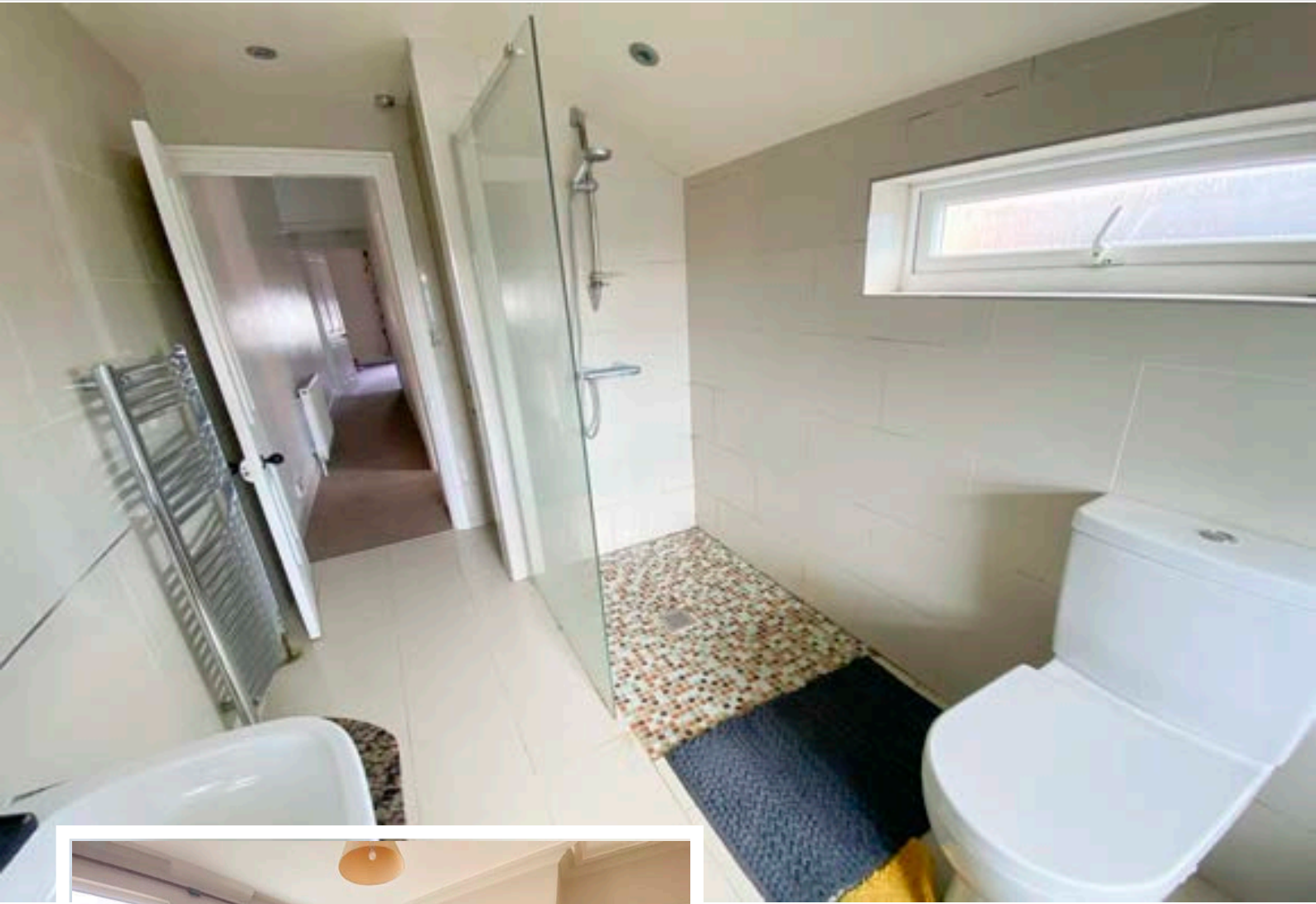
Kings Norton, Birmingham, B30 3DU

- Traditional Mid-Terrace
- Fore Ground
- Two Reception Rooms
- Fitted Kitchen
- Downstairs W/C
- Two Bedrooms
- Designer Family Bathroom
- Mostly Double Glazed
- Gas Central Heating
- Freehold & No Upward Chain

**Offers In The
Region Of
£219,950**

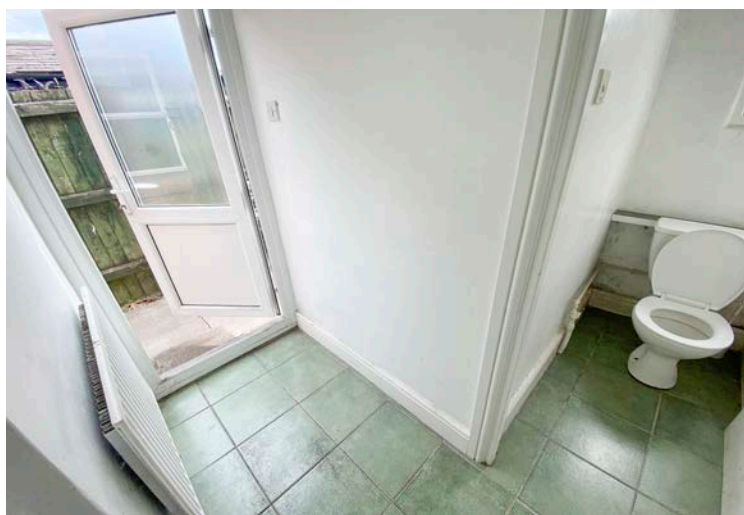
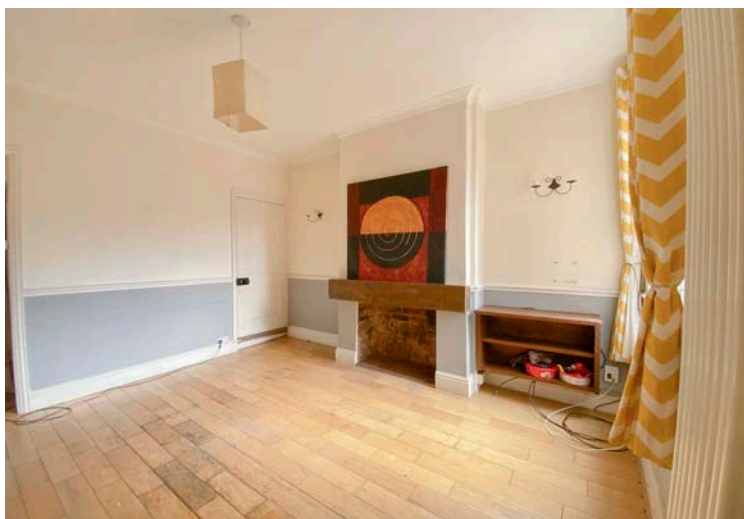
EPC Rating 'D'





Property Description

Apple Property Solutions are pleased to offer for sale this traditional two-bedroom mid-terrace property, situated in a popular residential location, close to local amenities, transport links and schooling. The property benefits from on-street parking, fore ground, two reception rooms, fitted breakfast kitchen, inner lobby, downstairs W/C, first-floor landing, two bedrooms, designer family bathroom, mostly double glazing, gas central heating, rear courtyard, rear garden, Freehold tenure, vacant possession and no upward chain.



Location

Situated within the popular B30 area, the property is conveniently positioned for local shops, schools and amenities, with easy access to Cotteridge, Kings Norton, Stirchley and Bournville. Kings Norton and Bournville railway stations are also within easy reach, providing convenient links into Birmingham City Centre.

Approach:

Foreground, Boundary Wall and UPVC Pattern Obscured Front Door.

Reception Room One

11'7" (max) x (11'4" max/10'3 min):

Ceiling Light Point, Coving to Ceiling, Double Glazed Three Sided Bay Window to Front, 'Adam' Style Fireplace, Panel Radiator, Power Points, Wood Flooring, Cupboard Housing Gas Meter, Seat Fitted to Bay with Cupboard Housing Electric Meter and Consumer Unit.

Reception Room Two

13'1" (max) x 11'4" (max):

Ceiling Light Point, Two Wall Lights, Double Glazed Window to Rear, Door to First Floor, Columb Radiator, Power Points and Wood Flooring.

Fitted Breakfast Kitchen

13'8" (max) x 6'4" (max):

Ceiling Light Point, Double Glazed Window to Side, A Fitted Range of Wall and Base Units, Roll Top Work Surfaces, 'Stainless Steel' Single Sink and Drainer Unit, Mixer Tap, Panel Splashbacks, Integrated Fridge Freezer, 'Stainless Steel' Chimney Extractor, Built in Four Ring Gas Hob, Built in Oven/Grill, Plumbing for Washing Machine, Panel Radiator, Power Points, Wall Mounted Combi Boiler Tiled Flooring and Door to Inner Lobby.



Inner Lobby 6'9" (max) x 2'10" (max):
Ceiling Light Point, Panel Radiator, Tiled Flooring, UPVC Pattern Obscured to Courtyard and Door to Downstairs W/C.

Downstairs W/C 4'9" (max) x 2'7" (max):
Ceiling Light Point, Single Glazed Pattern Obscured Window to Rear, Low Level Close Coupled W/C and Tiled Flooring.

Landing:
Ceiling Light Point, Loft Access and Doors to Bedrooms and Bathroom.

Bedroom One 13'3" (max) x 11'8" (max):
Ceiling Light Point, Two Double Glazed Windows to Front, Cast Iron Feature Fireplace, Panel Radiator and Power Points.

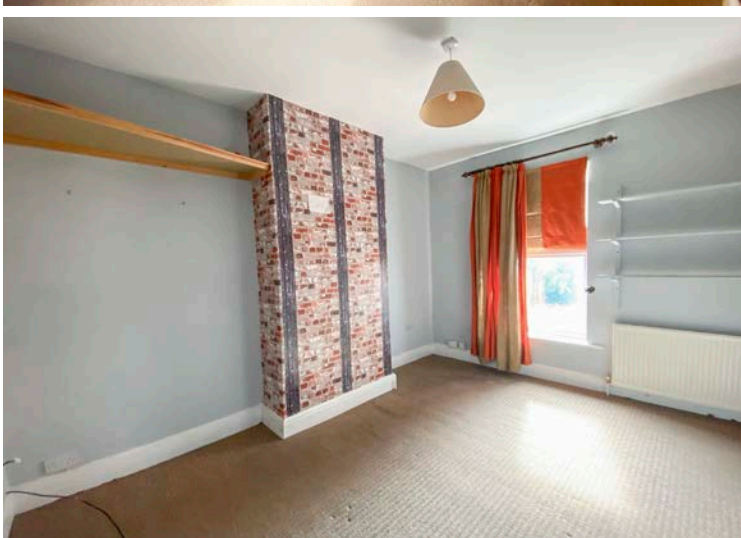
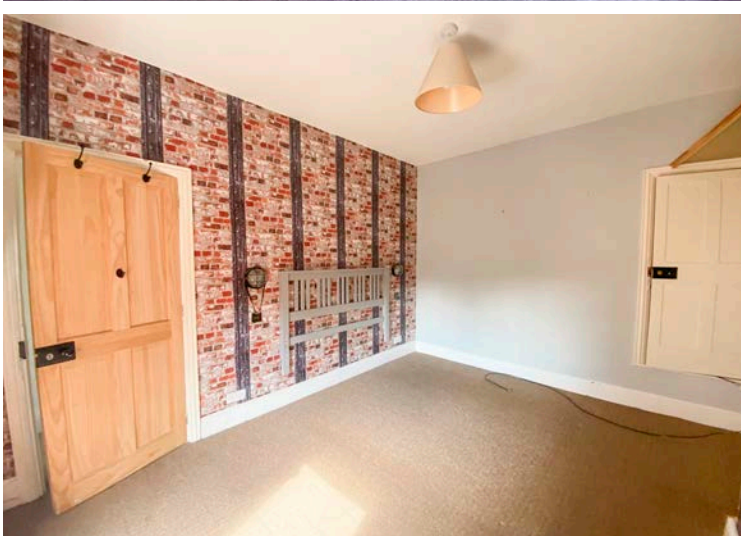
Bedroom Two 13'2" (max) x 10'3" (max):
Ceiling Light Point, Double Glazed Window to Rear, Panel Radiator, Power Points and Built in Storage Cupboard.

Designer Family Bathroom 13'7" (max) x 6'3" (max):

Nine Ceiling Downlighters, Fully Tiled Walls, Double Glazed Pattern Obscured Window to Side and Rear, Extractor, Double Walk in Shower with 'Bar' Mixer Shower, Glass Shower Screen, Bespoke Wet Floor Drainage, Bespoke Fitted Panelled Jacuzzi Bath with Shower Attachment to Taps, Vanity Wash Hand Basin, Low Level Close Coupled W/C, 'Chrome' Towel Rail and Tiled Flooring.

Courtyard:
Slabbed Grounds, Brick Built Storage Cupboard.

Rear Garden:
Fenced Perimeter, Decking and Timber Garden Shed.





Key Features

- Two Generous Bedrooms
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Designer Family Bathroom
- Double Walk-In Shower
- Jacuzzi Bath
- Downstairs W/C
- Double Glazing
- Gas Central Heating
- Rear Courtyard
- Private Rear Garden
- Popular B30 Location
- Convenient Transport Links
- Freehold
- Vacant Possession
- No Upward Chain

Early viewing is highly recommended to fully appreciate the size, accommodation and convenient location this property has to offer.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements