



## 409 Rednal Road

Kings Norton, Birmingham, B38 8ER

Offers In The Region Of £200,000



**TWO BEDROOM SEMI-DETACHED HOME WITH OFF-ROAD PARKING AND NO UPWARD CHAIN!** Located on Rednal Road, Kings Norton, in a lovely position opposite West Heath Park. Ideally situated for access to local amenities, Kings Norton Green and commuter links. The accommodation briefly comprises; front driveway, entrance porch, entrance lobby, living room with decorative fireplace, dining room, kitchen and conservatory giving access to the rear garden. To the first floor there are two bedrooms and a bathroom. The property further benefits from gas central heating, partial double glazing (where specified) and no upward chain. EPC rating D. To arrange your viewing of this lovely home, please call our Kings Norton Office.



### Approach

The property is approached via a block paved front driveway and path leading to a double glazed front entry door with accompanying windows to the side aspects and above opening into:

### Porch

With ceiling light point, tiled flooring and wooden door opening into:

### Inner Lobby Area

With central heating radiator, ceiling light point, stairs giving rise to the first floor landing, laminate wood effect floor covering and door opening into:

### Living Room

11'8" max x 15'6" max (3.561 max x 4.741 max)

With double glazed bay window to the front aspect, two central heating radiators, feature decorative fireplace, in-built units to alcoves, cupboard housing the meters, continued laminate wood effect floor covering, picture rail, dado rail, door opening into under stairs storage cupboard housing the Worcester combi boiler and fuse box and door opening into:

### Dining Room

11'7" max x 7'9" max (3.541 max x 2.379 max)

With single glazed window overlooking the conservatory, continued laminate wood effect flooring, central heating radiator, door opening into useful storage cupboard, picture rail, ceiling spotlights and open walkway into:

### Kitchen

12'3" max x 5'8" max (3.755 max x 1.734 max)

With tiled flooring, single glazed window overlooking the conservatory, double glazed window to the rear

aspect, a selection of matching wall and base units with work surfaces over with integrated oven, four ring burner hob with extractor over, stainless steel sink and drainer with mixer tap over, tiling to splash back areas, space facility for fridge freezer, ceiling spotlight and wooden glazed door opening into:

### Conservatory

8'2" x 8'3" (2.506 x 2.516)

With double glazed French doors giving access to the rear garden, wall mounted light point and door opening into useful storage cupboard with ceiling light point.

### First Floor Accommodation

From lobby area stairs giving rise to the first floor landing with loft access point, ceiling light point and doors opening into:

### Bedroom One

14'8" x max 10'7" min x 10'10" max (4.491 x max 3.226 min x 3.305 max)

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

### Bedroom Two

10'7" max x 8'7" (3.227 max x 2.636)

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

### Bathroom

8'3" max 7'6" max (2.51m max 2.29m max)

With tiled flooring, tiling to splash back areas, wall mounted heated towel rail, ceiling light point, obscured double glazed window to the rear aspect, p-shaped bath with mixer tap and mans powered shower over, wash hand basin with mixer tap over and low flush push button WC.

### Rear Garden

Being accessed from the conservatory or side access point to the front of the property leads to a block paved patio area leading to mature lawn area with decorative trees to borders.

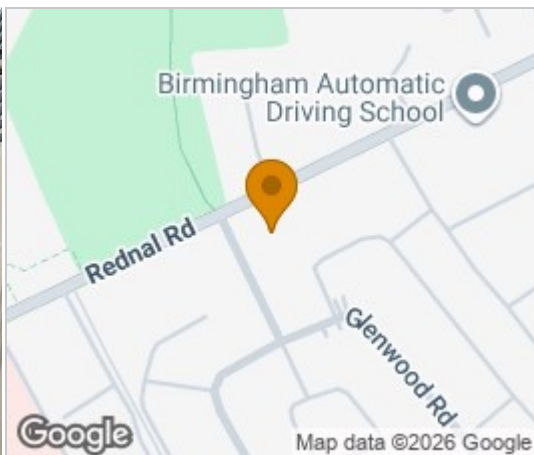
### Tenure

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.

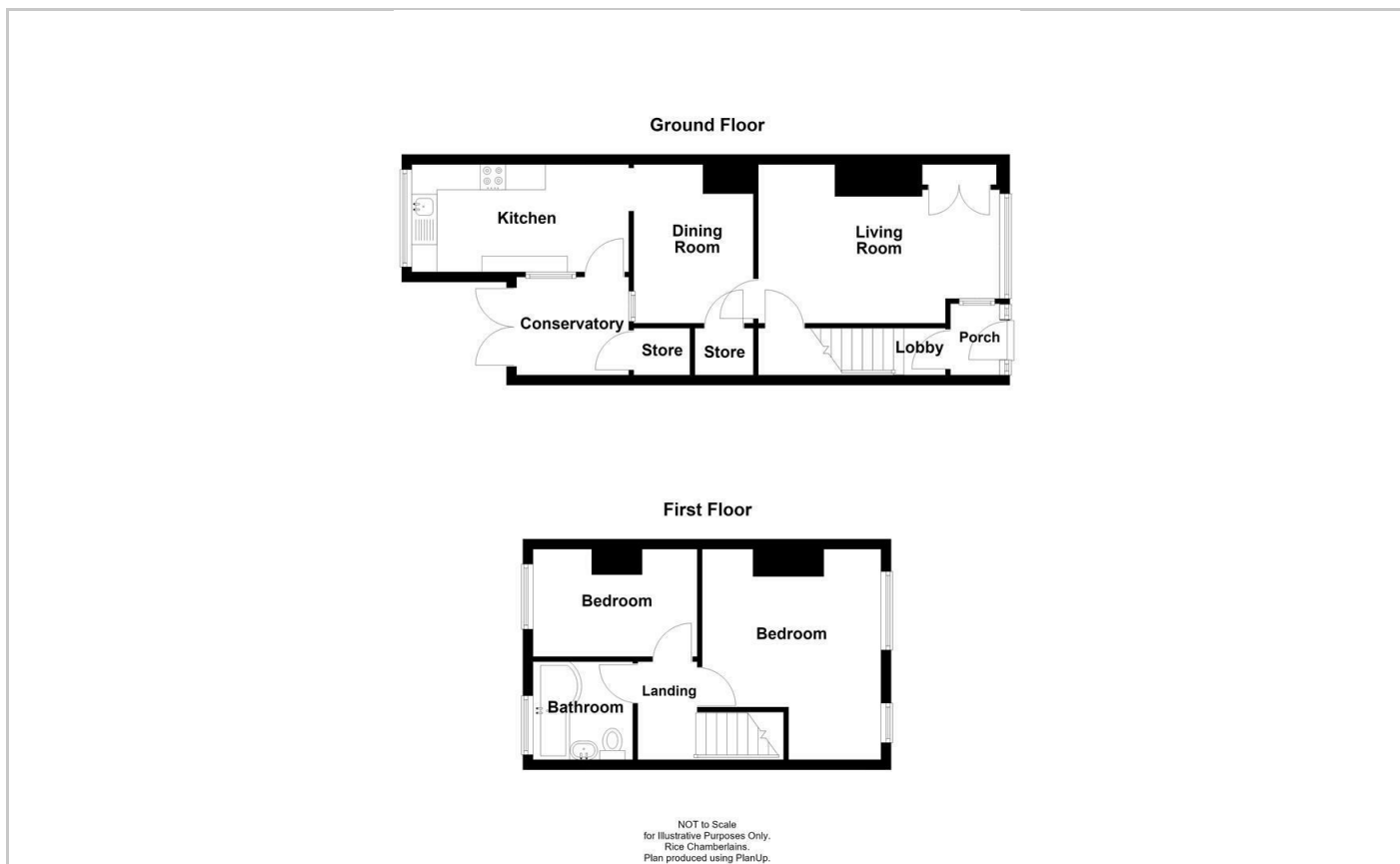
### Council Tax

According to the Direct Gov website the Council Tax Band for Rednal Road Kings Norton, Birmingham, West Midlands, B38 8ER is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.





## Floor Plan



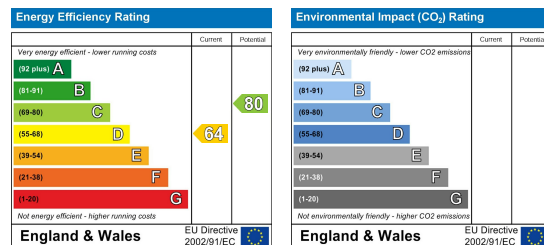
## Viewing

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.

## Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

## 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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