



2 Wychall Park Grove

Kings Norton, Birmingham, B38 8AQ

Offers In Excess Of £400,000



****CORNER PLOT, THREE BEDROOM DETACHED FAMILY HOME WITH NO UPWARD CHAIN!**** Situated on the ever-popular Wychall Park Grove in Kings Norton, this well-presented three-bedroom detached family home occupies a desirable corner plot on a cul-de-sac. Conveniently located close to local amenities, including the historic Kings Norton Green, as well as excellent transport links such as nearby train stations and motorway connections, the property offers great sized accommodation throughout. In brief, it comprises a welcoming entrance hallway, living room, separate dining room, and a kitchen with access to the rear garden, along with a guest WC on the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom. Further benefits include gas central heating, majority double glazing, off-road parking, a garage, and both front and rear gardens. EPC Rating: D. This is an ideal family home in a sought-after location, and early viewing is highly recommended to fully appreciate all that it has to offer.



Approach

The property is approached via wrought iron gate and fencing to borders leading to driveway with gravelled area leading to garage and leading to a storm porch with red quarry tiled floor covering and a an obscured wooden door opens into:

Hallway

With two feature windows to the front aspect, obscured double glazed window to the side aspect, central heating radiator, two wall mounted light points, stairs giving rise to the first floor accommodation and doors opening into:

Ground Floor WC

With low flush WC, space saver sink in vanity unit and mixer tap over, tiling to splash backs, door giving access to under stairs storage and ceiling light point.

Kitchen

12'11" x 7'3" (3.949 x 2.235)

With a double glazed window to the side aspect, further double glazed window to the rear aspect, double glazed obscured door giving access too the rear garden, two ceiling strip light points, central heating radiator and tiled flooring. Being fitted with a matching selection of wall and base units with space facility for washing machine, dishwasher and small fridge or freezer, integrated four ring burner gas hob with extractor over and tiling to splash back areas.

Dining Room

11'11" x 12'11" (3.644 x 3.941)

With a sliding double glazed door giving views and access to the rear garden, ceiling light point, central heating radiator and feature tiled fireplace with inset electric fire.

Living Room

11'11" x 12'5" (3.648 x 3.787)

With double glazed bay window to the front aspect, feature brick fireplace with electric inset, ceiling light point, wall mounted light point and central heating radiator.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with an obscured double glazed stained glass window to the side aspect, loft access point, ceiling light point and doors opening into:

Bedroom One

11'11" x 12'3" (3.649 x 3.748)

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

Bedroom Two

11'11" x 12'11" (3.656 x 3.956)

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

Bedroom Three

13'0" x 7'5" (3.972 x 2.265)

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

Bathroom

7'4" max x 7'8" max (2.236 max x 2.353 max)

With door opening into airing cupboard, a three piece bathroom suite comprising bath with two taps over and wall mounted electric shower, wash hand basin on vanity unit with mixer tap over, low flush push button WC, wall mounted heated towel rail, tiling to walls,

obscured double glazed windows to the front and side aspects and wall mounted extractor fan.

Garage

9'1" max x 18'11" (2.791 max x 5.788)

With a metal up and over door, ceiling light point, electric points, single glazed window to the rear aspect and glazed door giving access to the rear garden.

Rear Garden

Being accessed from the kitchen, dining room or the side access gate leads to a block paved patio area, access into the garage, a mature law ned area with plants and shrubs to borders, fencing and access to rear driveway and a large garden shed.

Tenure

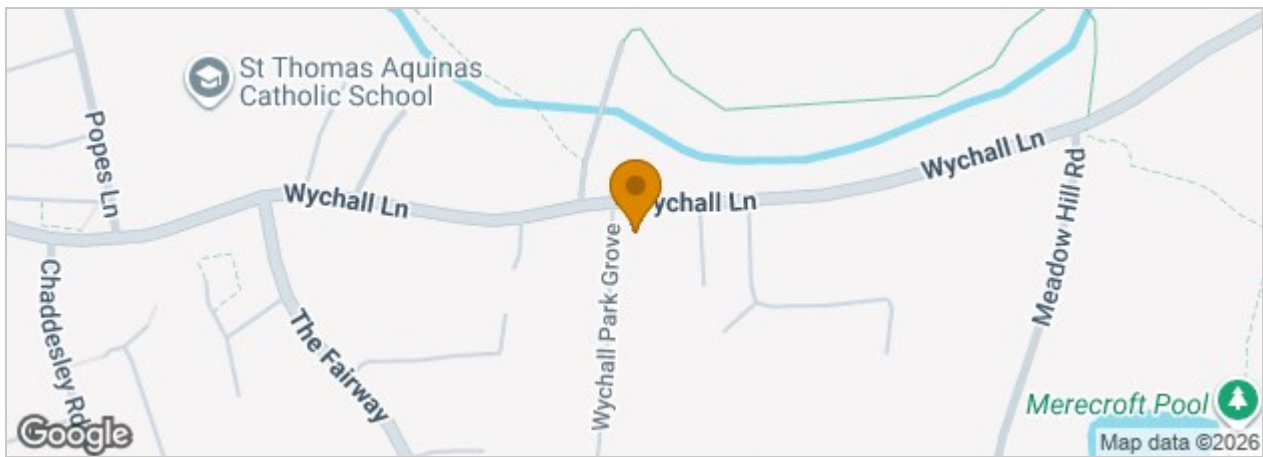
The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

Council Tax

According to the Direct Gov website the Council Tax Band for 2, Wychall Park Grove Kings Norton, Birmingham, B38 8AQ is band E and the annual Council Tax amount is approximately £2,876.09

subject to confirmation from your legal representative





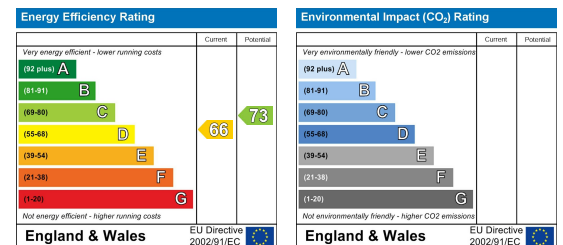
Floor Plan



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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