



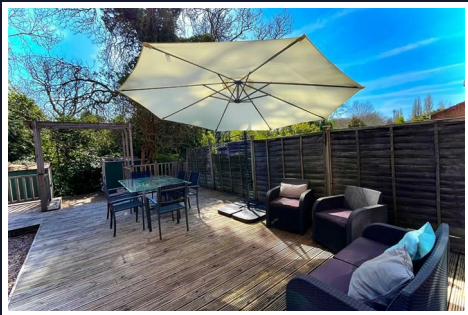
17 Pinewall Avenue

Kings Norton, Birmingham, B38 9AE

Offers In The Region Of £240,000



****THREE BEDROOM SEMI DETACHED FAMILY HOME CLOSE TO KINGS NORTON GREEN**** Tucked away in a quiet cul-de-sac, this three-bedroom semi-detached home offers excellent space throughout. Ideally located, the property provides convenient access to Kings Norton's historic village green, nearby motorway and rail links, local parks and canals, and well-regarded schools. The accommodation briefly comprises a fore garden, porch, hallway, spacious living/dining room, and kitchen, with a rear garden. To the first floor are three bedrooms and a shower room. The property further benefits from double glazing (where specified) and central heating. The property has an EPC rating: C. To arrange a viewing, please contact our Kings Norton team.



Approach

The property is approached via a fore garden, mainly laid to lawn with pathway leading to a double glazed front entry door opening into:

Porchway

With double glazed windows to the front and side, wall mounted electric heater, inbuilt storage, ceiling light point and frosted glazed wooden door opening into:

Hallway

With stairs rising to the first floor accommodation, ceiling light point and door opening into:

Living Dining Room

7'6" (min) / 12'11" (max) x 25'10" (max) (2.296 (min) / 3.962m (max) x 7.899m (max))

With a double glazed window to the front aspects, double glazed sliding door giving views and access to the rear garden, two ceiling light points, laminate wood effect flooring, decorative fireplace, two central heating radiators, and open walkway into:

Kitchen

8'4" x 9'8" (2.542 x 2.957)

With a double glazed door giving access to the rear garden with accompanying double glazed windows, tiled flooring, under stairs storage are with shutter, selection of matching wall and base units with integrated: fridge freezer, washing machine, dishwasher, oven and hob and firs ring burner gas hob with extractor over, stainless steel sink and drainer unit, tiled splash backs and ceiling spotlight points.

First Floor Landing

Accessed via stairs rising from the hallway with obscure double glazed window to the side aspects, loft access point, ceiling light point, door opening into useful storage cupboard and doors opening into:

Bedroom One

9'8" x 13'10" (2.961 x 4.237)

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

Bedroom Two

8'9" (max) x 11'7" (max) (2.690 (max) x 3.549 (max))

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

Bedroom Three

6'2" x 8'8" (min) / 10'11" (max) (1.892 x 2.645 (min) / 3.328 (max))

With inbuilt storage, double glazed window to the front aspects, central heating radiator and ceiling spot light points.

Shower Room

6'9" x 5'7" (2.071 x 1.720)

With a frosted double glazed window to the rear aspects, ceiling spotlights, part tiling to walls, central heating tower rail, ceiling mounted extractor fan and three piece suite comprising: walk in corner shower cubicle with rainfall effect shower over, wash hand basin with mixer tap over in vanity unit and low flush push button WC.

Rear Garden

With decked area, ideal for entertaining, side access point, with inset stoned area, suitable for a sitting area, steps and archway leading to further decked garden area housing two storage sheds.

Council Tax

According to the Direct Gov website the Council Tax Band for Pinewall Avenue Kings Norton, Birmingham, West Midlands, B38 9AE is band C and the annual Council Tax amount is approximately, £2,091.71, subject to confirmation by your legal representative.

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.





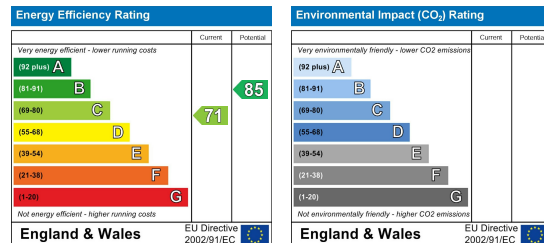
Floor Plan



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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