



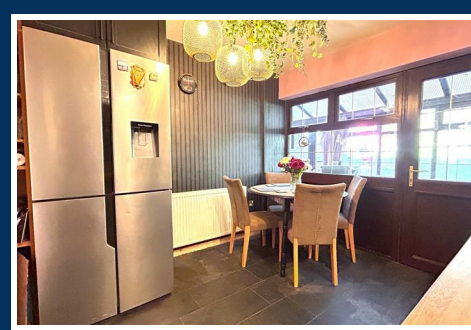
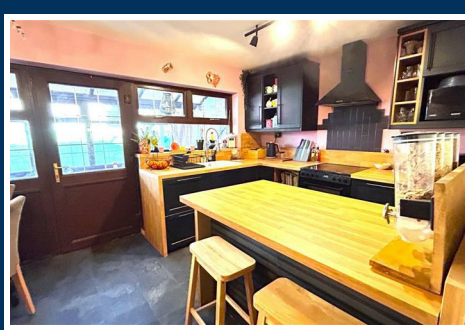
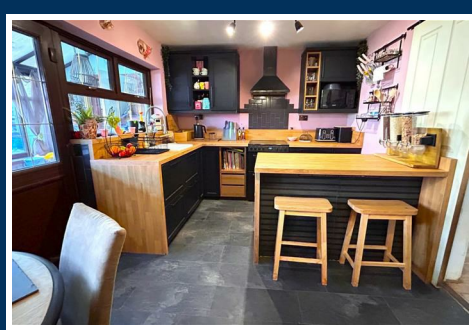
22 Braid Close

Kings Norton, Birmingham, B38 8YB

Offers Over £220,000



***FOUR BEDROOM HOME IN CUL-DE-SAC LOCATION! *** Located in this lovely cul-de-sac in Kings Norton. Being ideally positioned for access to all of the local amenities which include West Heath Park and the historic village green along with the Kings Norton nature reserve. The accommodation offered briefly comprises; fore garden, entrance porch, entrance hall, kitchen dining room, living room, veranda, utility room and ground floor WC, To the first floor there are four bedrooms and bathroom. The property further benefits form double glazing (where specified), central heating and rear garden EPC rating D. To arrange your viewing of this lovely home please call our Kings Norton Office.



Approach

The property is approached via front garden with paved pathway leading to front entry door with stained glass inset opening into:

Porch

With a single glazed window overlooking the ground floor WC, two storage cupboards, laminate wood effect flooring, ceiling light point and obscured glazed door opening into:

Hallway

With a ceiling light point, central heating radiator, laminate wood effect flooring, stairs gives rise to the first floor and doors opening into:

Ground Floor WC

2'8" x 6'4" (0.821 x 1.946)

With low flush WC, laminate wood effect floor covering, wash hand basin in vanity unit with two taps over and ceiling light point.

Living Room

9'10" x 15'10" (3.019 x 4.842)

With two ceiling light points, laminate wood effect flooring, double glazed windows and doors giving access to the veranda, central heating radiator, double glazed bay window to the front aspect and feature fireplace with wood burning effect fire.

Kitchen/Diner

15'1" x 9'7" (4.614 x 2.924)

With tiled flooring, central heating radiator, ceiling light point, dining area and double glazed door and windows giving access to the rear veranda. Kitchen with a selection of wall and base units with space facility for oven, integrated sink with mixer tap over and breakfast bar area.

Rear Veranda

6'6" x 22'3" (1.988 x 6.802)

With laminate wood effect floor covering, double glazed windows to the rear aspect, double glazed door giving access to the rear garden, bi-folding door giving access into a useful storage area, wall mounted light points and further door opening into:

Laundry Room

4'5" max x 11'1" max (1.351 max x 3.395 max)

With space facility for washing machine and dryer, space saving stainless steel sink with mixer tap over and ceiling light point.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, laminate wood effect floor covering, ceiling light point, double glazed window to the front aspect and doors opening into:

Bedroom One

10'4" x 9'6" (3.156 x 2.921)

With double glazed window to the rear aspect, ceiling light point, built-in wardrobes with sliding mirror door, laminate wood effect flooring and central heating radiator.

Bedroom Two

7'11" max x 9'7" max (2.433 max x 2.944 max)

With laminate wood effect floor covering, ceiling light point, double glazed window to the rear aspect and central heating radiator.

Bedroom Three

9'0" max x 9'7" max (2.765 max x 2.927 max)

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

Bedroom Four

5'11" x 6'11" (1.816 x 2.118)

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

Bathroom

6'1" x 5'11" (1.859 x 1.825)

With central heating radiator, push button low flush WC, wash hand in vanity unit with mixer tap over, bath with rainfall shower attachment over, tiling to splash back areas, two double glazed windows to the front aspect, tiled floor covering and ceiling light point.

Rear Garden

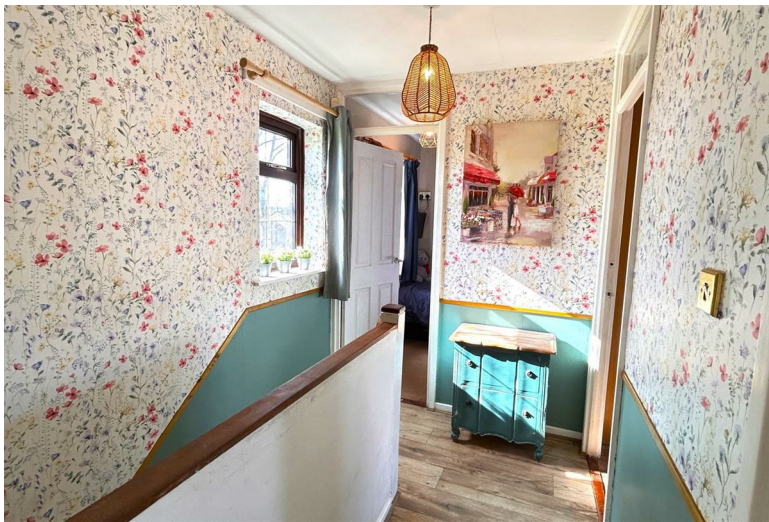
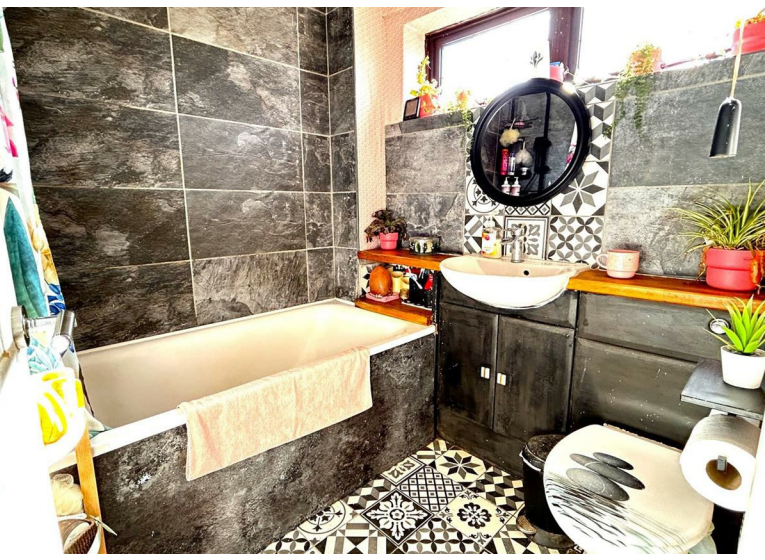
With lawn and space for seating area, water feature and panel fencing to borders.

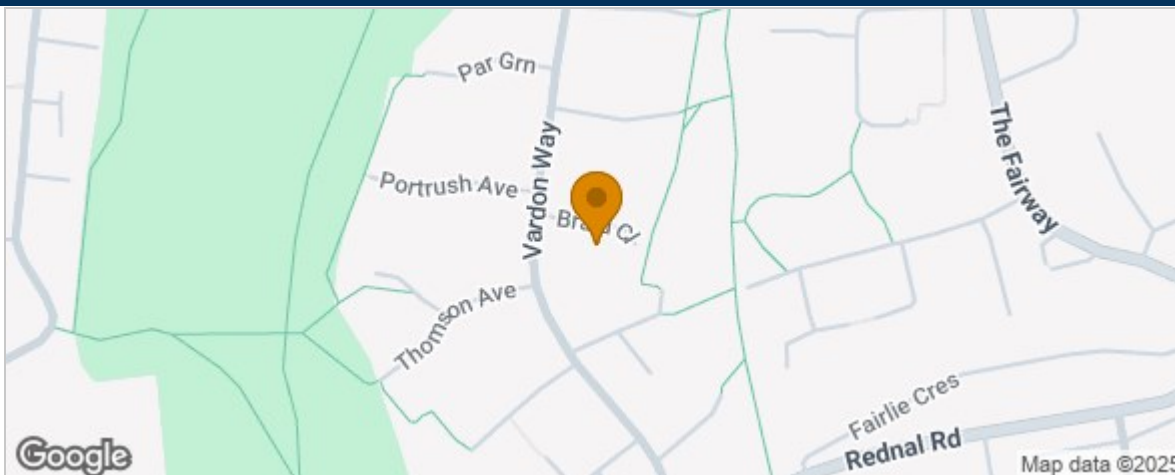
Tenure

We believe the property to be Freehold subject to confirmation by a Solicitor.

Council Tax

According to the Direct Gov Website the Council Tax Band for 22 Braid Close, Kings Norton, Birmingham. B38 8YB is a band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation by your legal representative.





Floor Plan

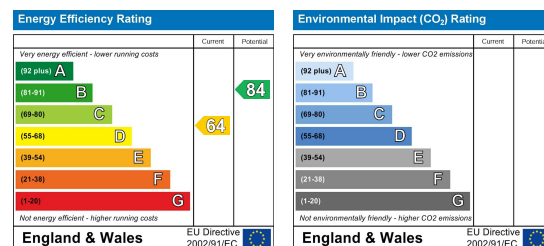
Braid Close
For Illustrative purposes only, NOT to scale.



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.