



## 21 Highwood Croft

Kings Norton, Birmingham, B38 8ET

Offers In The Region Of £235,000



**\*LOVELY THREE BEDROOM EXTENDED END OF TERRACE HOME WITH OFF ROAD PARKING!\*** Located in this popular spot, this extended, three bedroom end terrace home sits in a quiet location, ideally placed for all of local amenities, including transport links and schools. The accommodation on offer briefly comprises; fore garden providing off road parking, porch, large living room, kitchen and rear garden. To the first floor there are three bedrooms and family bathroom. The property further benefits from central heating, double glazing and garage in a separate block . EPC Rating D. To arrange your viewing please call our Kings Norton office or click the link for the full virtual tour.



### Approach

The property is approached via a front driveway leading to a double glazed obscured door opening into:

### Porch

With ceiling spotlight point, door opening into useful storage cupboard, obscured double glazed window to the side aspect and wooden front entry door with glass inset opening into:

### Living Room

16'2" max x 22'11", 2365'5" max (4.947 max x 7,721 max)

With door opening into useful storage cupboard, four ceiling light points, three central heating radiators, laminate wood effect floor covering, fireplace, stairs giving rise to the first floor, double glazed window to the front aspect and door opening into:

### Kitchen

14'8" x 7'2" (4.477 x 2.208)

With tiled flooring, a selection of matching wall and base units with integrated oven and four ring burner gas hob with in-built extractor over, sink and drainer with mixer tap over, double glazed window to the rear aspect, double glazed French doors giving access to the rear garden, two ceiling light points, space facility for an American style fridge freezer, integrated dishwasher and washing machine and tiling to splash back areas.

### First Floor Accommodation

From the living room stairs gives rise to the first floor landing with loft access point, ceiling light point and doors opening into:

### Bathroom

6'6" x 5'5" (1.983 x 1.653)

With bath with mains powered shower over, obscure double glazed window to the rear aspect, tiling to splash back areas, low flush WC, wash hand basin on pedestal with hot and cold mixer tap, heated towel rail, tiled flooring and ceiling spotlight points.

### Bedroom One

9'4" x 14'1" (2.847 x 4.313)

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

### Bedroom Two

10'9" x 9'4" (3.302 x 2.858)

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

### Bedroom Three

6'5" x 9'10" (1.976 x 3.011)

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

### Rear Garden

Accessed from the kitchen or side access gate to the front of the property. With decked area leading to a mature lawned area, further decked patio area and fencing to all borders.

### Garage

Located in a separate block. Not inspected.

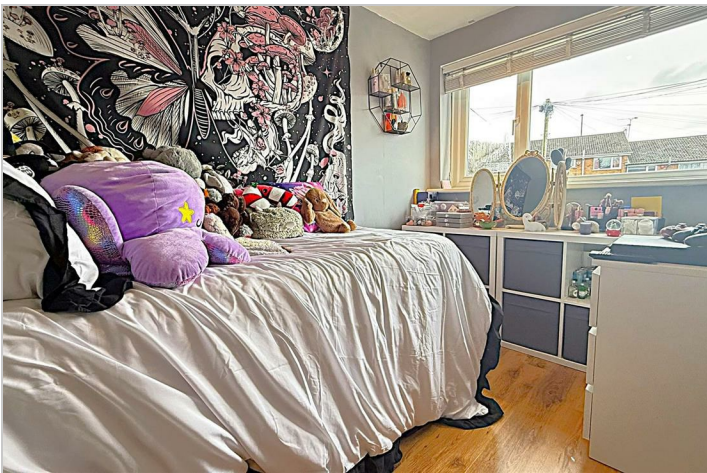
### Tenure

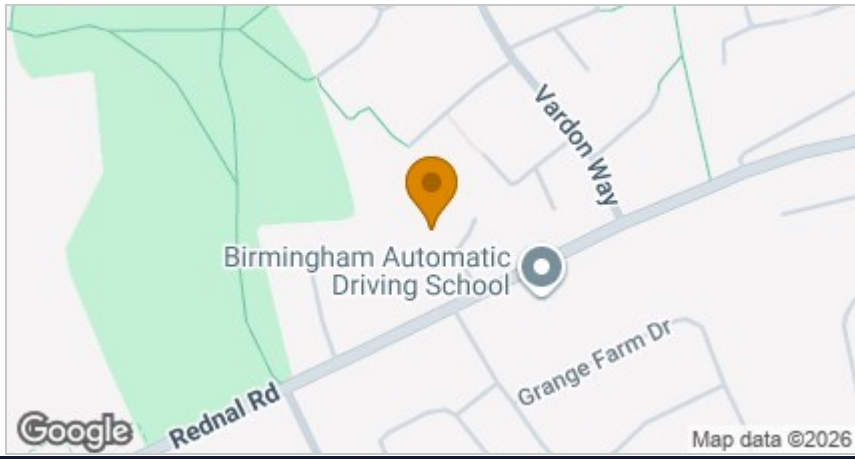
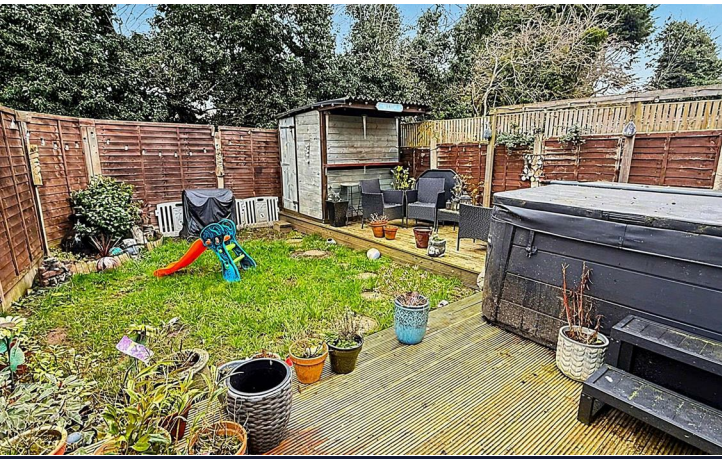
The agent understands that the property is Freehold.

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.

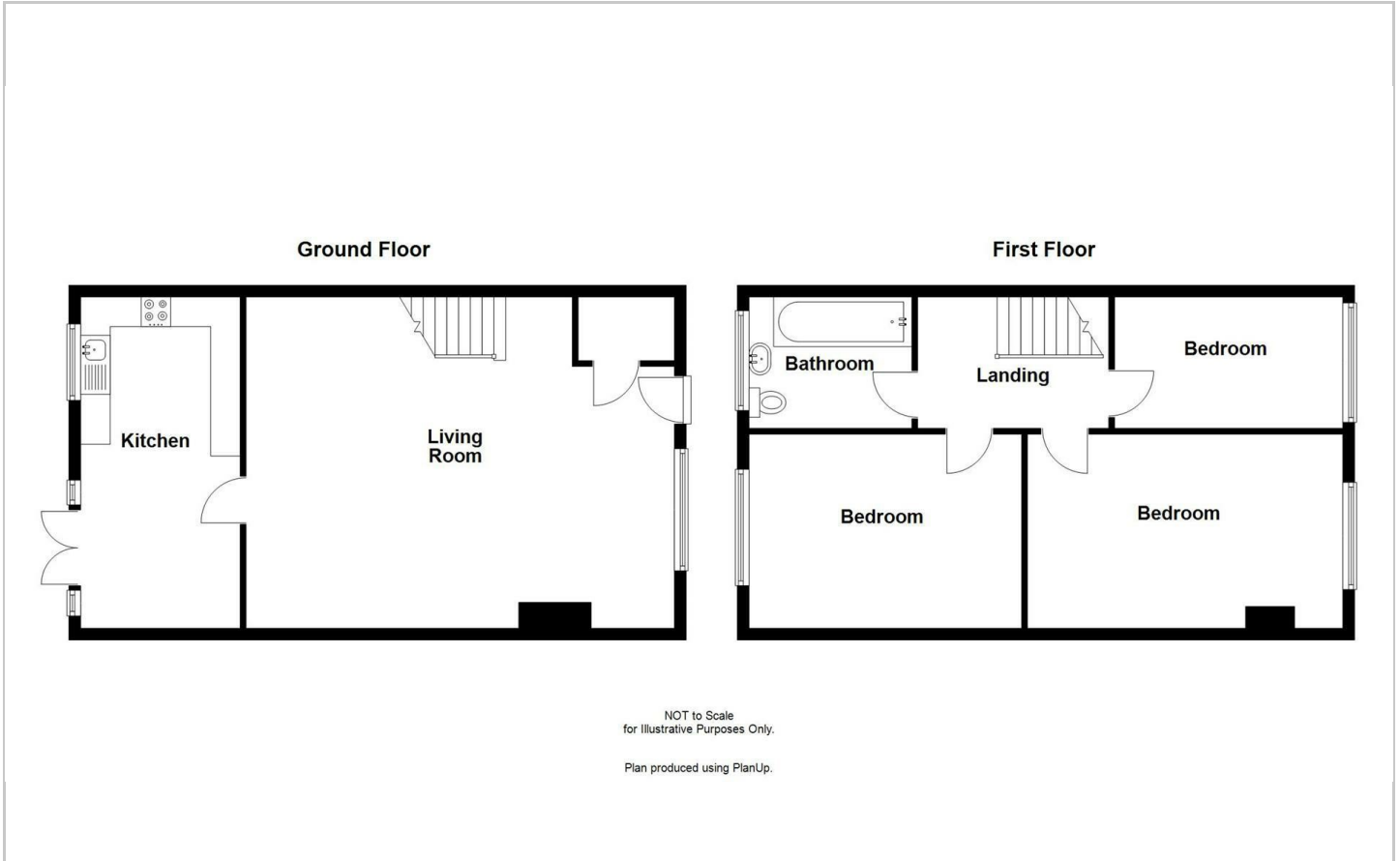
### Council Tax

According to the Direct Gov website the Council Tax Band for 21, Highwood Croft Kings Norton, Birmingham, West Midlands, B38 8ET is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.





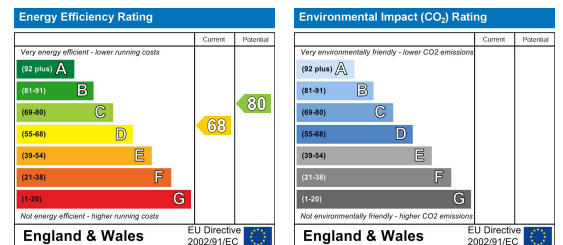
## Floor Plan



## 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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