Rice Chamberlains
ESTATE AGENTS LLP



79 Fairlie Crescent

Kings Norton, Birmingham, B38 8DX

Offers Over £290,000

3 | 1 | 1 | D





***LOVELY THREE BEDROOM HOME WITH DOUBLE GARAGE AND NO UPWARD CHAIN!* Ideally located in this popular area close to Kings Norton's historic Green, this well-presented property is perfectly positioned for a range of local amenities, including transport links and reputable schools. This recently renovated home briefly comprises a fore garden with off-road parking and access to the garage, with steps leading to the front entrance door opening into a porch, hallway, spacious living/dining room, conservatory, and fitted kitchen. To the first floor, there are three well-proportioned bedrooms and a modern four-piece bathroom suite. EPC Rating D. To arrange your viewing, please contact our Kings Norton office or click the link to access the full virtual tour.**





Appraoch
The property is approached via a front driveway leading to the garage and steps leading up to the front entry door with decorative plants to borders and double glazed front entry door with accompanying windows to the side opening into:

Porch
With wall mounted light point, laminate wood effect floor covering, obscured double glazed door with accompanying window opens into:

Hallway
With ceiling light point, central heating radiator, stairs giving rise to the first floor accommodation, under stairs storage cupboard and decorative obscured windows and door opening into:

Living/Dining Room
8'7" min x 14'5" max x 13'3" min x 24'0" max (2.620 min x 4.399 max x 4.053 min x 7.327 max)
With two central heating radiator, two ceiling light points, double glazed window to he front aspect, serving hatch into kitchen, decorative fireplace, dado rail and double glazed French doors and accompanying window giving access into

Conservatory
10'10" max x 9'5" max (3.322 max x 2.874 max)
With tiled flooring, double glazed windows and French doors giving access to the rear garden and ceiling light point with ceiling fan.

Kitchen
11'4" x 10'4" (3.467 x 3.166)
From the hallway an obscured glazed door opens into kitchen with a selection of matching wall and base units with work surfaces incorporating four ring burner gas hob with extractor over, integrated oven and grill, stainless steel sink and drainer with hot and cold mixer tap, space facility for fridge and freezer, integrated washing machine, cupboard housing the recently re-fitted combi boiler, tiling to splash back areas, ceiling light point, double glazed window to the rear aspect and double glazed obscure door giving access to the rear garden.

Rear Garden
With a block paved patio area leading to a mature lawned area to the rear and steps leading to a side garden area being block paved with decorative planting and a garden shed and a gate giving access to the front of the property.

First Floor Accommodation
From hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, loft access point, ceiling light point and doors opening into:

Bathroom
7'0" x 10'1" (2.144 x 3.086)
With an obscured double glazed window to the side aspect, obscured double glazed window to the rear aspect, ceiling spotlight points, tiled flooring, tiling to walls, bath with mixer tap over, wash hand basin on pedestal with mixer tap over, shower cubicle with wall mounted electric shower over, low flush push button WC, central heating radiator, underfloor heating and ceiling mounted extractor fan.

Bedroom One
8'11" to front of wardrobes x 11'11" (2.726 to front of wardrobes x 3.633)
With two wall mounted light points, ceiling light point, central heating radiator, double glazed window to the front aspect and a selection of fitted bedroom furniture including wardrobes and dressing table.

Bedroom Two
11'0" x 10'0" to front of wadrobe (3.353 x 3.052 to front of wadrobe)
With fitted wardrobes, central heating radiator, ceiling light point and double glazed window to the rear aspect.

Bedroom Three

8'10" max x 10'3" max (2.698 max x 3.125 max)

With ceiling light point, central heating radiator, double glazed window to the front aspect and useful over stairs storage cupboard.

Double Garage

13'11" x 23'9" (4.245 x 7.256)

With a recently installed electric roller door with fob entry, electricity points, water tap and central heating radiator.

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 79, Fairlie Crescent, Kings Norton Birmingham, B38 8DX is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.





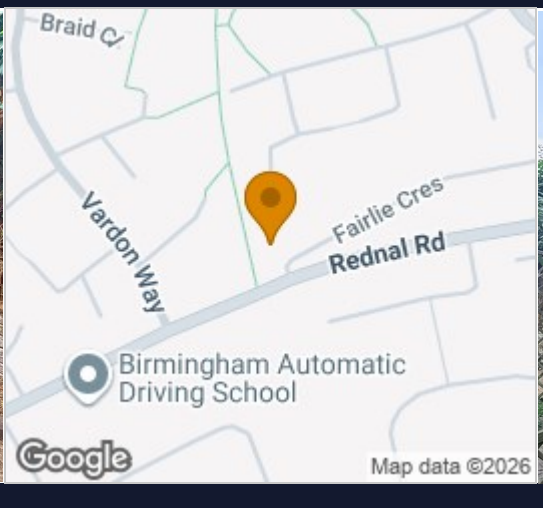


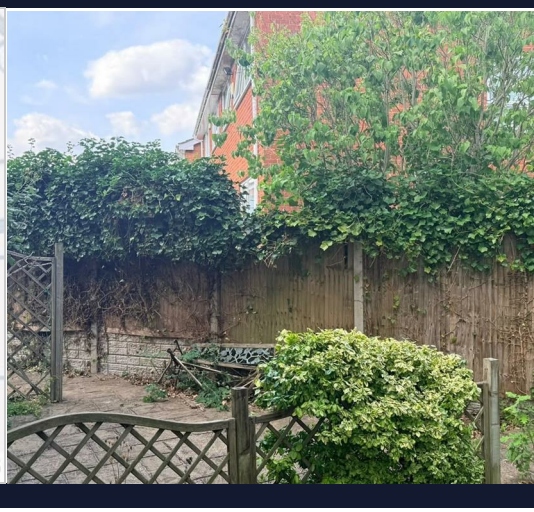












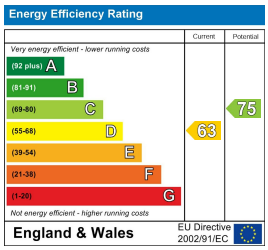
Floor Plan

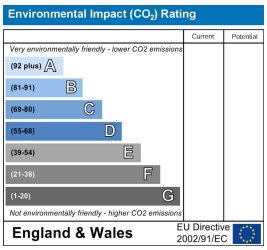


Viewing

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.

1 Redditch Road, Kings Norton, Birmingham, West Midlands, B38 8RN
Tel: 0121 459 2299 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk