Rice Chamberlains
ESTATE AGENTS LLP



108 Parsons Hill

Kings Norton, Birmingham, B30 3QP

Offers Over £225,000

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****EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME – A MUST VIEW** This extended three bedroom semi-detached family home is situated in a popular Kings Norton location, conveniently placed for local amenities, transport and motorway links, and the historic Kings Norton Green. The accommodation briefly comprises an entrance porch, entrance hallway, living room and kitchen/dining room, with doors leading into the rear extension. This additional space accommodates a washing machine and tumble dryer, with ample room for use as a playroom, home office or further sitting room, and provides access to the rear garden. On the first floor are three bedrooms and a four-piece family bathroom. Further benefits include double glazing, gas central heating, an enclosed rear garden and off-road parking for two vehicles at the rear. Viewing is highly recommended to appreciate everything this lovely home has to offer. To arrange a viewing, please contact our Kings Norton office. EPC Rating: D**







Approach
The property is approached via a pathway with fore garden being laid with mainly mature lawn with hedgerows to borders leads to sliding double glazed door opening into:

Porch
With double glazed windows to the front and side respectively, laminate wood effect floor covering, wall mounted light point and further door opening into:

Hallway
With laminate wood effect floor covering, stairs giving rise to the first floor landing, under stairs storage area, obscured double glazed window to the side aspect, central heating radiator, ceiling spotlights and doors opening into:

Reception Room
9'9" x 11'4" (2.979 x 3.469)
With double glazed window to the front aspect, central heating radiator and ceiling light point.

Ground Floor WC
With low flush push button WC, ceiling spotlight point, wall mounted extractor fan, corner mounted wash hand basin with extractor over, some restricted head height, tiling to wall and floor.

Open Plan Kitchen/Diner
15'11" max x 11'10" max (4.860 max x 3.612 max)
Kitchen area with a selection of wall and base units with work surfaces over, integrated oven with four ring burner gas hob with extractor over, space facility for dishwasher, integrated drinks fridge, sink and drainer with hot and cold mixer tap, cupboard housing the Worcester combi boiler, ceiling spotlight points and tiled flooring. Dining area with central heating radiator, space for fridge freezer, further wall and base units, breakfast bar area with storage below and continued tiled flooring and feature glazed block window.

Rear Extension
15'7" x 9'2" (4.775 x 2.814)
With wall mounted light points, double glazed French doors giving views and access to the rear garden, double glazed windows overlooking the rear garden, laminate wood effect floor covering, wall mounted electric radiator and space facility for washing machine and tumble dryer,

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

Bedroom One
11'6" x 9'3" (3.513 x 2.820)
With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Two
9'9" max x 11'10" max (2.978 max x 3.615 max)
With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bedroom Three
6'4" x 7'8" (1.931 x 2.341)
With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bathroom
8'11" x 5'8" (2.723 x 1.732)
With heated towed rail, tiled flooring, tiled walls, obscured double glazed window to the rear aspect, ceiling spotlight points, bath with mixer tap over, push button low flush WC, wash hand basin on vanity unit with hot and walk-in shower cubicle.

Rear Garden
With a block paved patio area with step leading to a

gravelled area and suitable space for a garden shed and panel fencing to borders with access gate to rear parking.

Council Tax

According to the Direct Gov website the Council Tax Band for Parsons Hill, Kings Norton, Birmingham, West Midlands, B30 3QP is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.

Tenure

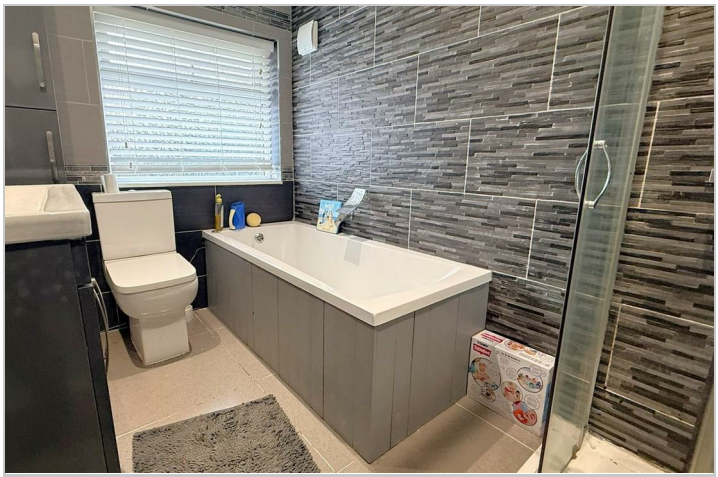
The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.



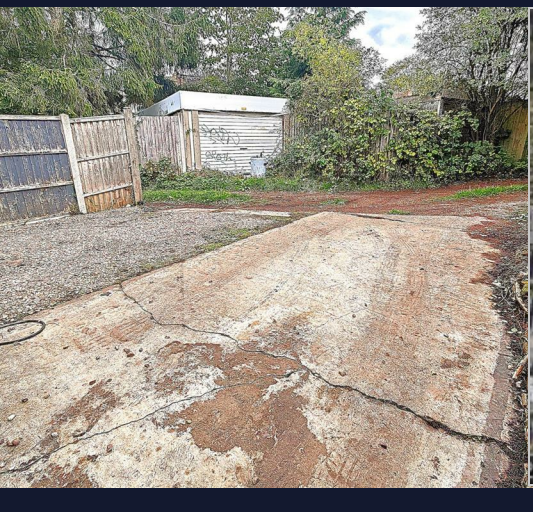


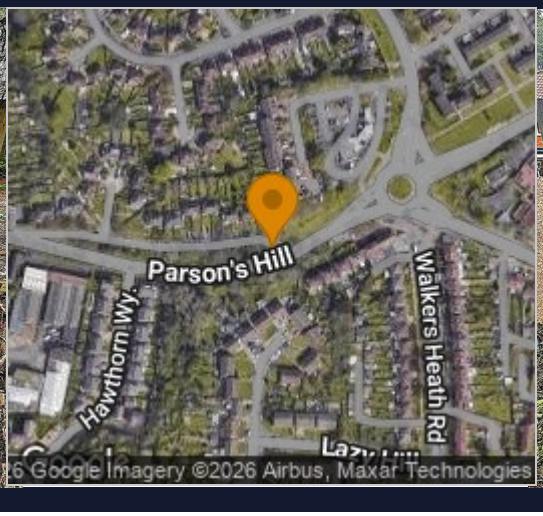






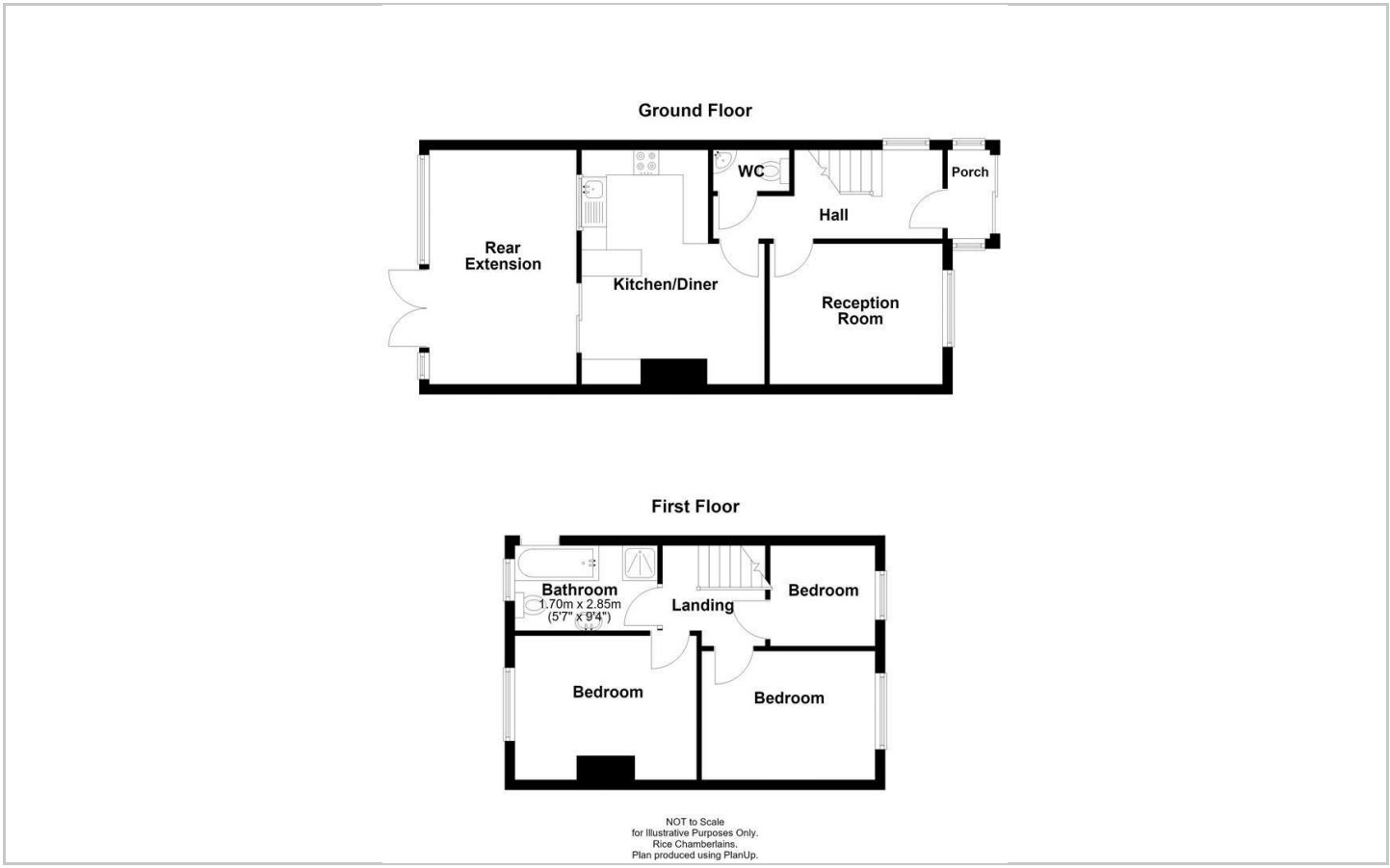








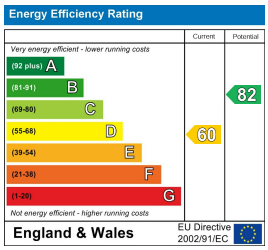
Floor Plan

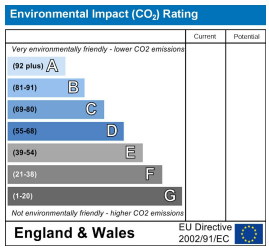


Viewing

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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