



5 Calverley Road

Kings Norton, Birmingham, B38 8PW

Offers In The Region Of £295,000



**** EXTENDED THREE BEDROOM SEMI DETACHED HOME WITH GARAGE!**** This three bedroom family home conveniently located on the ever popular Calverley Road in Kings Norton. Having easy access to local amenities the historical Kings Norton Green, local transport links including the train station and motorway links. This home in brief comprises of: driveway, porch, entrance hallway, dining room, extended living room, kitchen, garage and stairs rising to the first floor with three bedrooms and bathroom. This property also has benefit of gas central heating, double glazing, off road parking, garage, boarded loft space and no upward chain. Viewing comes highly recommended to appreciate what this lovely home has to offer. EPC Rating D. To arrange a viewing, please contact our Kings Norton Office.



Approach

The property is approached via a block paved driveway providing parking for multiple vehicles with step leading to double glazed French doors opening into:

Porch

With red quarry tiled flooring, cupboard housing gas and electric meters, ceiling light point and wooden door opening into:

Hallway

With wooden floor covering, decorative central heating radiator, stairs with decorative balustrades gives rise to the first floor, door opening into under stairs storage, ceiling spotlight points, door opening into garage and wooden interior doors opening into:

Reception Room One

13'5" into bay x 9'11" (4.112 into bay x 3.023)

With double glazed bay window to the front aspect, central heating radiator, wooden flooring, dado rail and ceiling spotlight points.

Reception Room Two

9'4" max x 21'2" max (2.868 max x 6.464 max)

With double glazed French doors with accompanying windows gives views and access to the rear garden, wall mounted light point, ceiling light point, decorative feature fireplace and central heating radiator.

Kitchen

5'9" x 10'3" (1.760 x 3.148)

With feature wall, double glazed window to the rear aspect, cupboard housing central heating boiler, tiled floor covering, a selection of matching wall and base units incorporating one and a half bowl sink and drainer with mixer tap over, integrated four ring burner electric hob with extractor over, decorative space saving radiator, in-built oven and grill and in-built dishwasher and fridge.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, ceiling spotlight points, loft access point being fully boarded and insulated and doors opening into:

Bathroom

5'10" x 8'1" (1.785 x 2.471)

With tiled flooring, tiling to walls, obscured double glazed window to the rear aspect, ceiling spotlight points, wall mounted heated towel rail, bath with mains powered shower with rainfall shower over, low flush push button WC and hand basin on pedestal with hot and cold mixer tap.

Bedroom One

14'6" x 9'11" (4.424 x 3.024)

With double glazed bay window to the rear aspect, ceiling light point, picture rail and central heating radiator,

Bedroom Two

13'10" max x 9'9" max (4.229 max x 2.983 max)

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

Bedroom Three

5'10" x 7'2" (1.80m x 2.208)

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

Garage

16'5" x 7'10" max (5.008 x 2.400 max)

With a metal 1/3 side hinged door with an entrance door to the front driveway and double glazed door giving access to the rear, obscured window to the side aspect, housing the tumble dryer, washing machine and chest freezer and currently utilised for storage.

Rear Garden

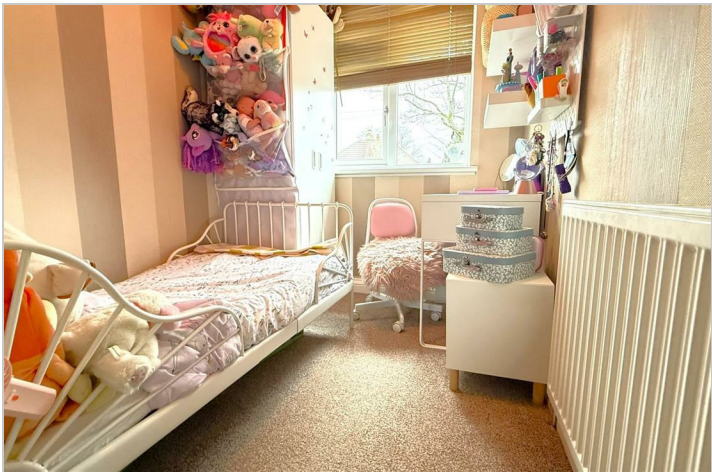
Being accessed from the garage or living room, with a decked step to a paved patio area, further decked area leading to garage. The garden leads down to a lawned area with decorative plants and shrubs to borders and a further step leading to decked area with a rear garden shed.

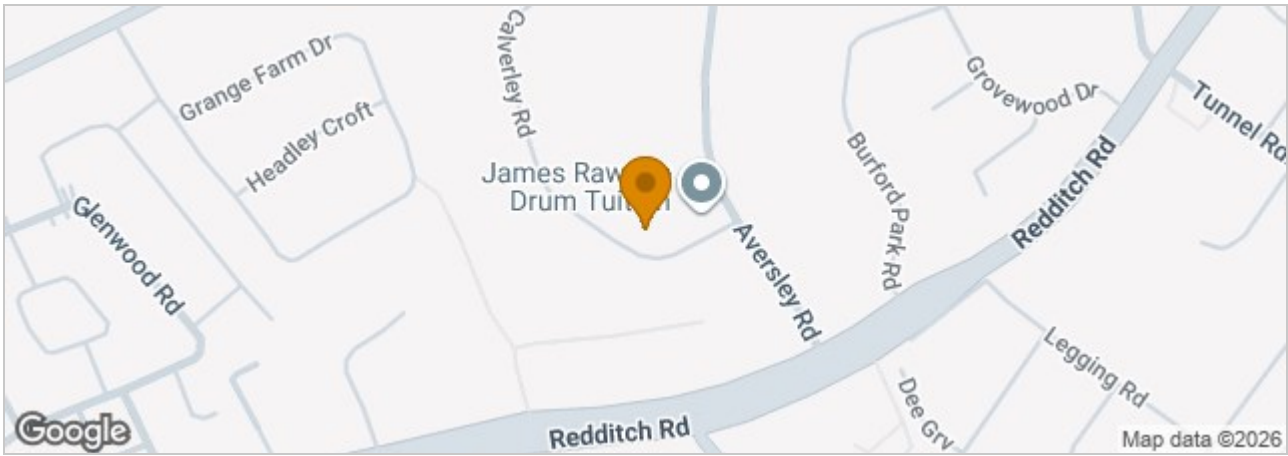
Tenure

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.

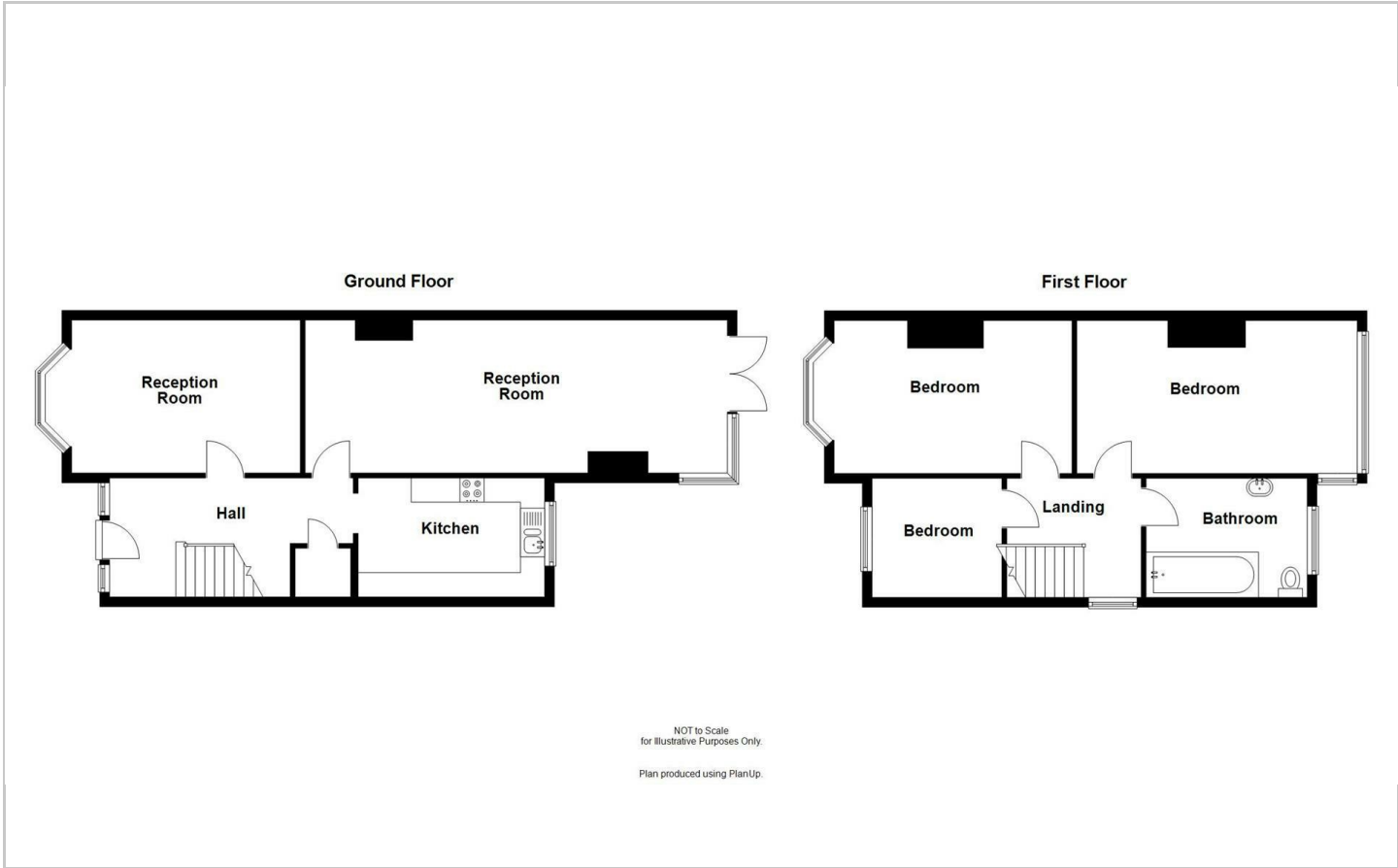
Council Tax

According to the Direct Gov website the Council Tax Band for 5, Calverley Road Kings Norton, Birmingham, West Midlands, B38 8PW is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.





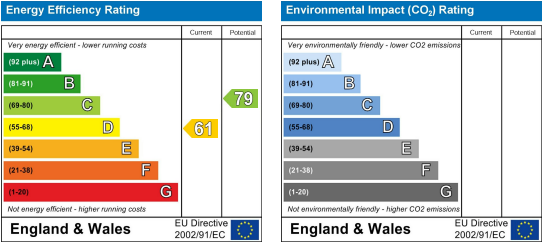
Floor Plan



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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