



## 1 Longlands Close

Kings Norton, Birmingham, B38 8JX

Offers In The Region Of £195,000



**\*THREE BEDROOM END OF TERRACE FAMILY HOME IN KINGS NORTON - NO UPWARD CHAIN\*** This well-presented and spacious three-bedroom end-terrace family home in Kings Norton is offered for sale with no upward chain, The property is perfectly positioned within a popular residential area, benefiting from excellent motorway links, convenient access to Birmingham City Centre, and close proximity to Kings Norton Green and Longbridge, where a wide range of shops, amenities, and transport connections can be found. Occupying a desirable plot, the home offers the added advantages of off-road parking and a garage. The well proportioned property provides entrance hallway, living/dining room with dual aspect windows and the kitchen. To the first floor, there are three bedrooms, bathroom and a separate WC. The property further benefits from double glazing and central heating (both where specified) and rear and side garden space. This is a fantastic opportunity to acquire a well-located home with great potential, in a sought-after area. EPC Rating: TBC. Early viewing is highly recommended to fully appreciate the space, location, and benefits this property has to offer.



### Approach

The property is approached via a front fore garden with mature lawned area and hedgerows to borders with panel fencing with access to the side garden with hedgerows to borders with side lawn area and planting area with a side driveway leading to the garage and then pathway leading to a front entry door with inset stained glass window and accompanying windows to the sides opening into:

### Hallway

With central heating radiator, ceiling light point, door opening into useful storage cupboard housing the meters, stairs giving rise to the first floor accommodation and door opening into:

### Living/Dining Room

8'5" min x 13'9" max x 25'7" max (2.589 min x 4.193 max x 7.8109 max)

With double glazed window to the front and rear aspects with secondary glazing, glazed window to the side aspect with secondary glazing, two central heating radiators, two ceiling light points, door opening into useful under stairs storage area and further door opening into:

### Kitchen

13'5" max x 6'10" max (4.102 max x 2.095 max)

With double glazed door and double glazed windows giving views and access to the rear garden, door opening into useful storage cupboard, a selection of wall and base units with work surfaces incorporating stainless steel sink and drainer with hot and cold mixer tap, space facility for fridge freezer, oven and washing machine, ceiling light point, wall mounted electric radiator and tiling to splash back areas.

### First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with door opening into useful storage cupboard, loft access point, ceiling light point and doors opening into:

### Separate WC

7'2" x 2'7" (2.201 x 0.790)

With low flush WC, obscure double glazed window to the rear aspect and ceiling light point.

### Shower Room

4'11" max x 7'10" max (1.523 max x 2.413 max)

With tiling to walls, door opening into cupboard housing the hot water tank, wall mounted electric heater, shower cubicle with electric shower over, wash hand basin with pedestal with two taps over, obscured double glazed window to the rear aspect and ceiling light point.

### Bedroom One

9'9" x 12'8" (2.982 x 3.869)

With central heating radiator, ceiling light point with ceiling fan, useful storage cupboard and double glazed window to the front and side aspects.

### Bedroom Two

10'9" x 8'10" (3.291 x 2.711)

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

### Bedroom Three

6'11" max x 6'8" min x 9'6" max (2.112 max x 2.053 min x 2.903 max)

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

### Rear Garden

Accessed from the kitchen or side accessway leads to a block paved patio with a brick built storage shed, summerhouse area and access into the rear of the garden and rear access point.

### Garage

11'11" max x 14'0" max (3.656 max x 4.269 max)

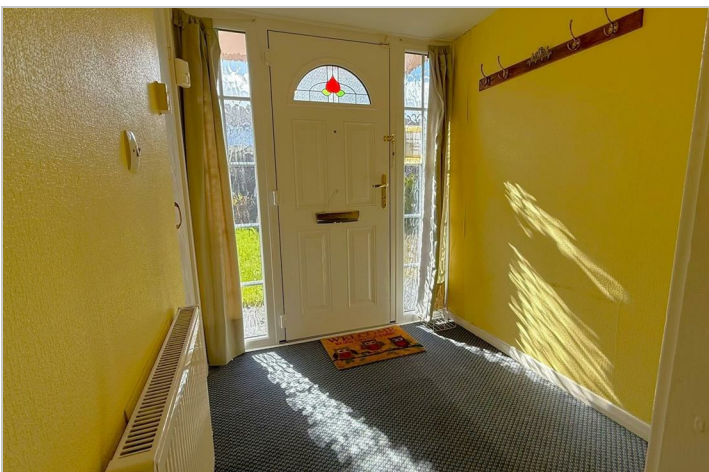
With single glazed window to the rear aspect, double wooden doors to the front aspect and further window to the side.

### Council Tax

According to the Direct Gov website the Council Tax Band for 1, Longlands Close Kings Norton, Birmingham, West Midlands, B38 8JX is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.

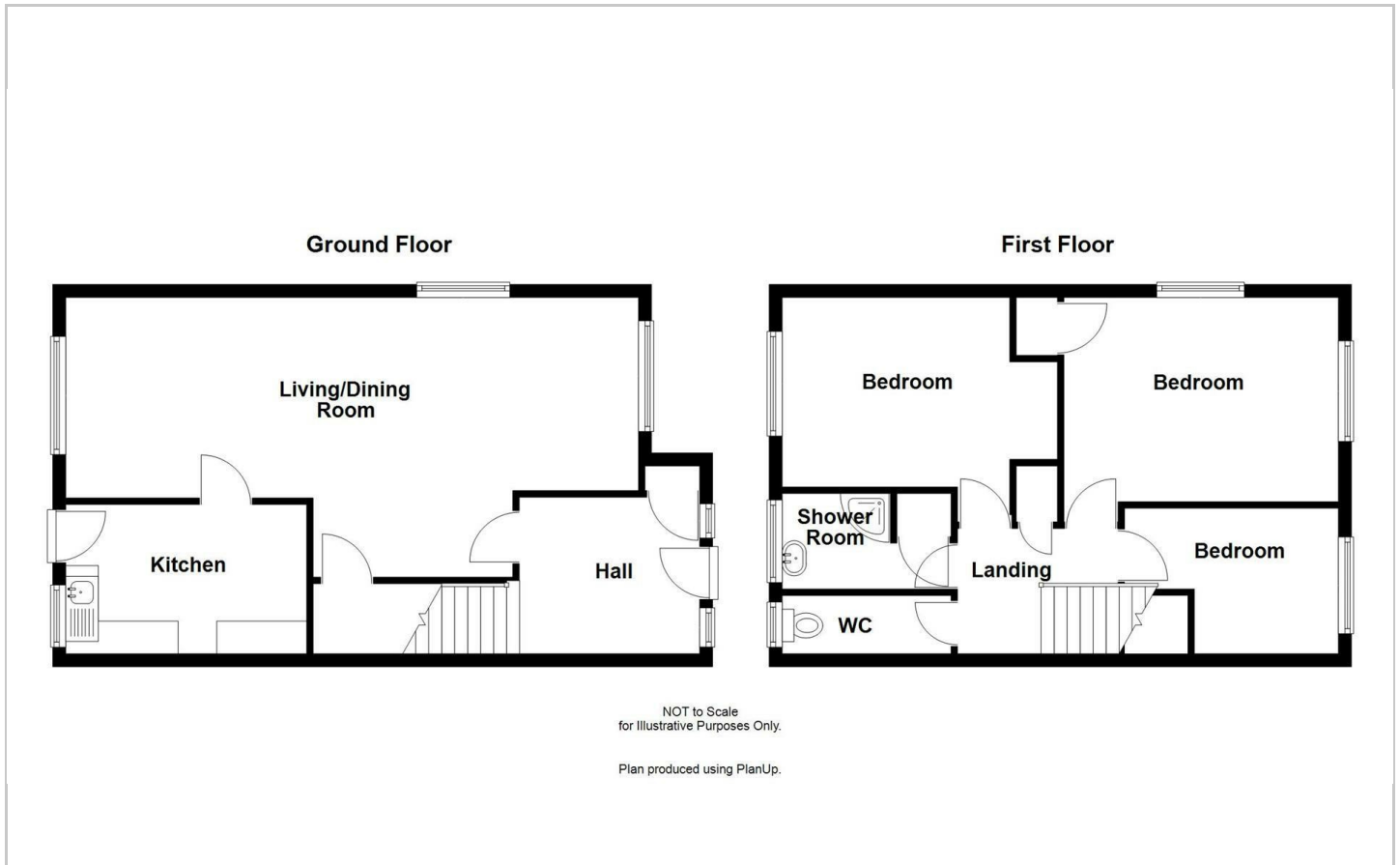
### Tenure

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.





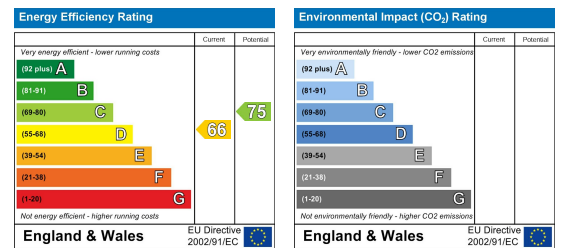
## Floor Plan



## 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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