



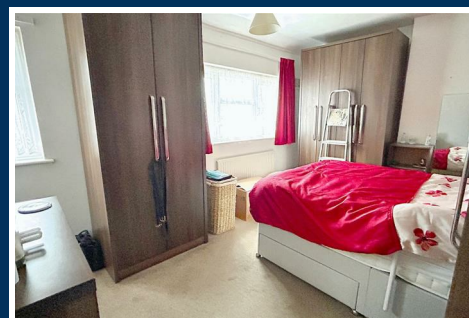
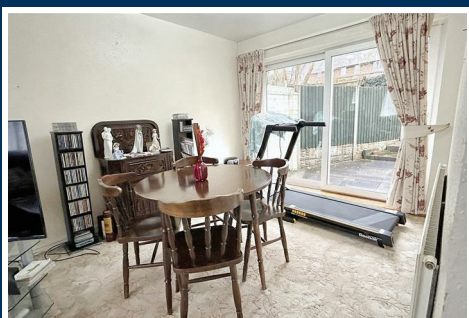
16 Kolverdale Grove

Kings Heath, Birmingham, B14 6QG

Offers In The Region Of £230,000



Two bedroom end of terrace home in this quiet cul-de-sac in Kings Heath. The property is conveniently located for all local amenities including shops, restaurants and local transport links into the City Centre. The property has been improved by the current Vendor and benefits from central heating and double glazing (where specified) with the accommodation briefly comprises of; hallway, living room, kitchen, side lean to and rear garden, To the first floor there are two bedrooms, bathroom and separate WC. Energy Efficiency Rating D. To arrange your viewing for this home please contact our Kings Norton office or visit our website.



Approach

The property is approached via a front fore garden with step rising to pathway with lawned areas to the side and leading to double glazed front entry door opening into:

Hallway

With an obscured double glazed window to the side aspect, central heating radiator, door opening into storage cupboard, ceiling light point, stairs giving rise to the first floor landing, under stairs storage area and further doors opening into:

Open Plan Living and Dining Room

21'6" max x 11'6" max (6.566 max x 3.519 max)

With two central heating radiators, double glazed window to the front aspect, double glazed patio doors giving access and views of the rear garden, two ceiling light points and feature fireplace.

Kitchen

8'3" x 9'9" (2.528 x 2.996)

With a selection of matching wall and base units, tiled flooring, tiling to splash backs, double glazed window to the rear aspect, stainless steel sink and drainer with mixer tap over, integrated oven and grill, four ring burner gas hob with extractor over, ceiling light point and door giving access into:

Side Utility

13'3" x 4'8" (4.048 x 1.447)

Currently housing the washing machine and tumble dryer, single glazed window to the side aspect, door giving access to the front of the property, further door giving access to the rear garden and door opening into useful storage cupboard.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with obscure double glazed window to the side aspect, double door opening into useful storage cupboard, ceiling light point, loft access point and doors opening into;

Separate WC

With low flush WC, ceiling light point, central heating radiator and double glazed obscured window to the side aspect.

Bathroom

5'0" x 5'6" (1.532 x 1.682)

With laminate wood effect floor covering, central heating radiator, double glazed obscured window to the rear aspect, ceiling light point, wash hand basin with two taps over, panel bath with wall mounted electric shower attachment, wall mounted extractor fan and tiling to splash backs areas.

Bedroom Two

9'3" x 11'3" (2.843 x 3.445)

With laminate wood effect floor covering, ceiling light point, central heating radiator, double glazed window to the rear aspect and door opening into useful storage cupboard.

Bedroom One

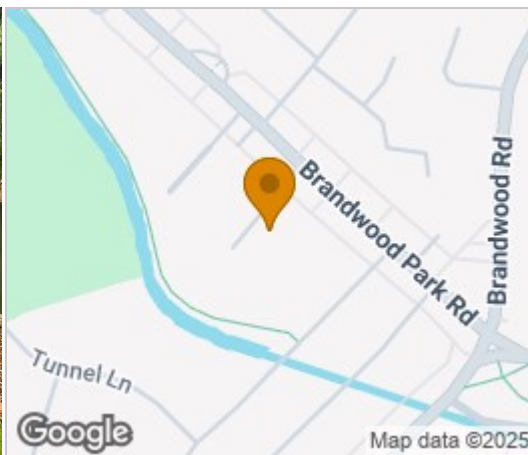
14'4" max x 9'11" max (4.391 max x 3.043 max)

With two double glazed windows to the front aspect, ceiling light point, central heating radiator and door opening into over stairs storage cupboard.

Rear Garden

Being access from the patio doors or the doo from the side lean-to leading to patio area with steps leading up to a gravel area and side access with garden shed, further step leading up to a mature lawned area with stone borders with decorative plants and being finished with panel fencing to borders.





Floor Plan

Kelverdale Grove
For Illustrative purposes only, NOT to scale.



FIRST FLOOR

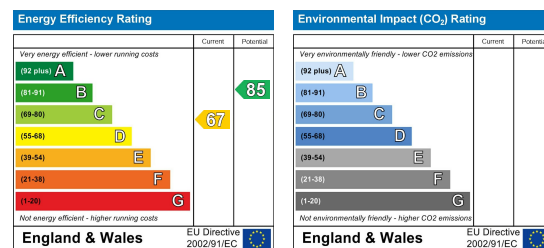


GROUND FLOOR

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.