



114 Wychall Lane

Kings Norton, Birmingham, B38 8AN

£320,000



THREE BEDROOM END OF TERRACE HOME Being ideally positioned for access to all of the local amenities which include; Kings Norton park and the historic village green along with the Kings Norton nature reserve, Kings Norton train station with its excellent commuter links to the QE hospital, University of Birmingham and also the City Centre, the accommodation offered briefly comprises; fore garden, entrance porch, entrance hall, living room, dining room with French doors giving access to the rear garden and refurbished kitchen. To the first floor there are three bedrooms and a shower room. The property further benefits from double glazing (where specified), central heating, outhouse, rear storage that can be accessed from the rear service road and summer house and no upward chain! EPC rating D. To arrange your viewing of this lovely home please call our Kings Norton Office.



Approach

The property is approached via a paved front fore garden leading to a frosted glazed entry door with accompanying window above opening into:

Inner Porch

With corniced to ceiling, ceiling light point and decorative glazed interior door opening into:

Entrance Hallway

With red tiled floor covering, central heating radiator, two ceiling light points, decorative archway, stairs giving rise to useful under stairs storage cupboard with an obscured window to the side aspect, wall mounted electric radiator and doors opening into:

Reception Room One

15'0" max x 13'0" max x 11'11" min (4.588 max x 3.970 max x 3.639 min)

With double glazed window to the front aspect, ceiling light point with decorative ceiling rose, picture rail, dado rail, laminate floor covering central heating radiator, feature fireplace and useful storage cupboard housing fuse box.

Reception Room Two

14'7" max x 9'10" max (4.466 max x 3.010 max)

With double glazed French doors giving access to the rear garden, central heating radiator, laminate wood effect floor covering, feature fireplace, decorative cornice to ceiling and ceiling light point with ceiling rose.

Kitchen

9'2" x 13'9" (2.805 x 4.209)

From hallway step and door leads into kitchen with laminate effect floor covering, double glazed bay

window to the side aspect, further double glazed door giving access to the rear garden, a selection of matching wall and base units with integrated oven and four ring burner gas hob with extractor over, space facility for slimline dishwasher, space facility for washing machine, space facility for fridge freezer, stainless steel sink and drainer with mixer tap over, cupboard housing the central heating boiler, central heating radiator and ceiling light point.

First Floor Accommodation

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

Bedroom One

15'9" min x 16'11" max x 12'7" max (4.810 min x 5.178 max x 3.853 max)

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

Bedroom Two

13'3" x 14'9" (4.058 x 4.503)

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

Bedroom Three

9'4" x 5'8" (2.851 x 1.751)

With laminate wood effect floor covering, double glazed window to the rear aspect, ceiling spotlight points, some restricted head height and central heating radiator.

Shower Room

6'1" x 8'8" (1.862 x 2.643)

With laminate wood effect floor covering, obscure double glazed window to the side aspect, wall mounted extractor fan, ceiling light point, walk-in shower cubicle with mains powered shower over, low flush push button WC, wash hand basin on pedestal with mixer tap over and central heating radiator.

Rear Garden

outhouse 7'7" x 4'2" (outhouse 2.316 x 1.295)

Being accessed front reception room two or the kitchen leads to a raised decked area, side access point, steps leading down to a mature lawned area with a door opens into outhouse with tiled walls, ceiling light point and double glazed window to the side aspect, then walking down to the rear garden area with a further patio area with door opening into rear summerhouse.

Summerhouse

9'1" x 8'2" (2.791 x 2.493)

With glazed window and tiled flooring

Tenure

We believe the property to be Freehold subject to confirmation by a Solicitor.

Council Tax

According to the Direct Gov website the Council Tax for Wychall lane, Kings Norton, Birmingham, West

Midlands, B30 3RT is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation by your legal representative.





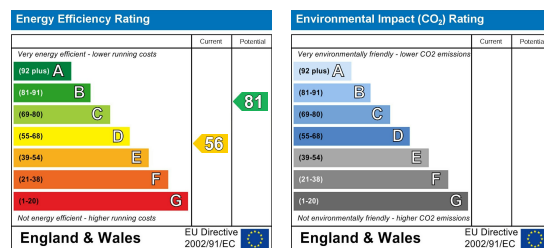
Floor Plan



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



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.