



22 The Morelands

Northfield, Birmingham, B31 3HA

Offers In The Region Of £220,000



****EXTENDED THREE BEDROOM HOUSE REQUIRING MODERNISATION – NO UPWARD CHAIN:**** This extended three-bedroom semi-detached property is situated on a great-sized plot in the popular area of The Morelands, West Heath, close to local amenities, transport links, motorway access, and within easy reach of Longbridge Town Centre and the train station. The accommodation briefly comprises a front driveway, porch, and entrance hallway leading to a living area, further spacious enlarged reception area, and the extended area comprising of the kitchen, and an additional reception room offering versatile living space. To the first floor are three bedrooms and a family bathroom. The property also benefits from a generously sized rear garden, gas central heating, and no upward chain, making it an ideal opportunity for buyers looking to modernise. Energy Efficiency Rating: TBC. To arrange a viewing, please contact our Kings Norton office.



Approach

The property is approached via a front driveway leading to an obscure front entry door opening into:

Porch

With wall mounted meters, cupboard housing further meters, red quarry tiled flooring and glazed front entry door with accompanying single glazed windows to the side opening into:

Hallway

With ceiling light point, central heating radiator, door opening into useful under stairs storage cupboard, stairs giving rise to the first floor landing and glazed interior doors opening into:

Reception Room One

11'7" max x 12'10" max (3.546 max x 3.918 max)

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

Reception Room Two

18'9" max x 12'0" max x 8'3" min (5.734 max x 3.676 max x 2.538 min)

With double glazed window to the rear aspect, double glazed door with accompanying glazed window giving views and access to the rear garden, fireplace, two central heating radiators and ceiling light point.

Kitchen

18'7" x 8'2" (5.674 x 2.500)

With obscured double glazed door giving access to the rear garden, double glazed windows to the rear and side aspects, central heating radiator, two ceiling strip light points, a selection of matching wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap over, Space facility for white goods, integrated over with four ring burner hob and door opening into:

Reception Room Three

10'1" x 18'0" (3.090 x 5.497)

With two ceiling strip light points, double glazed window to the side aspect, further double glazed window to the front aspect, double glazed obscure door giving access to the front of the property and three central heating radiators.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with a double glazed window to the side aspect, loft access point, ceiling light point. door opening into storage cupboard housing central heating boiler and doors opening into:

Bedroom One

13'4" max 10'5" max (4.079 max 3.183 max)

With double glazed bay window to the front aspect, central heating radiator, ceiling light point and in-built storage.

Bedroom Two

11'11" max x 10'8" max (3.656 max x 3.256 max)

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

Bedroom Three

6'9" x 8'2" (2.058 x 2.505)

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

Bathroom

7'7" x 5'7" (2.336 x 1.712)

With obscured double glazed window to the rear aspect, bath with mixer tap and shower attachment above, tiling to splash back areas, wash hand basin on vanity unit with hot and cold mixer tap, low flush push button WC, central heating radiator and ceiling strip light point.

Rear Garden

Being either accessed from the kitchen or reception room two leads to paved patio area leading to a mature lawn area with plants to sides and garden shed.

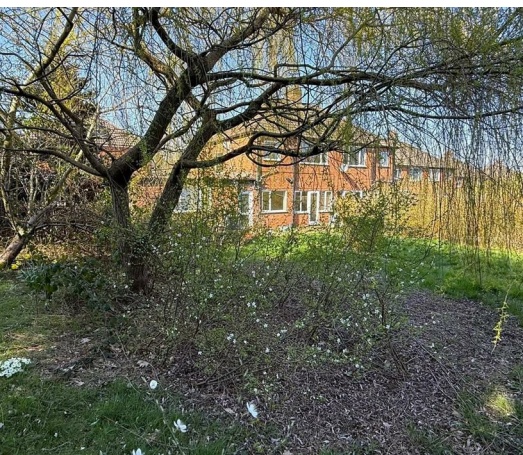
Tenure

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 22, The Morelands Northfield, Birmingham, West Midlands, B31 3HA is a band C and the annual Council Tax amount is approximately ££2,091.71, subject to confirmation by your legal representative.





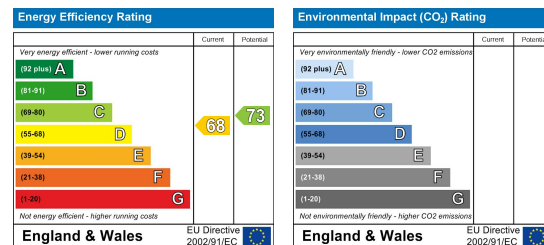
Floor Plan



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



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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