



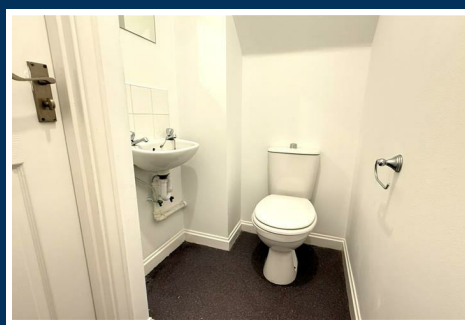
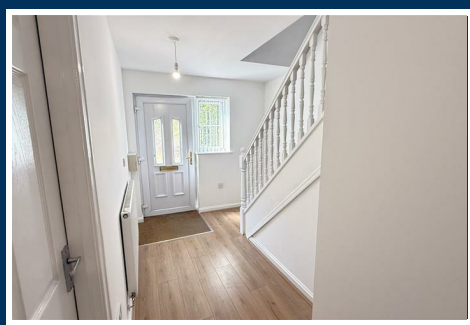
6 Kings Close

Kings Norton, Birmingham, B30 3AR

Offers In The Region Of £325,000



FAMILY HOME CLOSE TO KINGS NORTON GREEN Located in this most sought after of location, close to the Green in Kings Norton is this spacious, three bedroom end of terrace family home. The property is ideally located for access to all of the nearby places of interest which includes the local train station with its excellent commuter links, motorway network via the nearby Redditch Road, local schools and the amenities offered on Kings Norton Green. The accommodation on offer briefly comprises; fore garden, two allocated parking spaces, entrance hallway, guest WC, living room with French doors giving access to the rear gardens and kitchen. To the first floor there are two good bedrooms, one with ensuite shower room and house bathroom. There are stairs rising to the top floor accommodation with a further bedroom and ensuite shower room. The property further benefits from two allocated parking spaces, double glazing, central heating and NO UPWARD CHAIN! EPC Rating: C. To arrange your viewing please contact our Kings Norton Sales team.



Approach

The property is approached via a private driveway with two allocated parking spaces, then pathway and lawned area leading to an obscured double glazed door with an accompanying window to the side aspect opens into:

Hallway

With two ceiling light points, wall mounted fuse box, laminate wood effect floor covering, central heating radiator, stairs giving rise to the first floor landing and doors opening into:

Kitchen

8'11" x 12'5" (2.730 x 3.787)

With double doors giving access to the living area, double glazed window to the front aspect, central heating radiator, two ceiling light points, a selection of matching wall and base units with integrated oven and four ring burner gas hob with extractor over, tiling to splash backs, wall mounted Worcester combi boiler, wall mounted extractor fan, one and a half bowl stainless steel sink and drainer with mixer tap over, space facility for fridge freezer and washing machine.

Living Room

17'2" max x 18'0" max (5.253 max x 5.495 max)

Being accessed from the hallway or the kitchen with three ceiling light points, two central heating radiator, double glazed window with double glazed French doors giving access to the rear aspect and laminate wood effect floor covering.

Ground Floor WC

With low flush push button WC, wall mounted wash hand basin with two taps over, tiling to splash backs, wall mounted extractor fan, ceiling light point and central heating radiator.

Rear Garden

Being accessed from the kitchen leads to a paved patio area leading to mature lawned area and finished with panel fencing to all borders.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with ceiling light point, double glazed window to the front aspect, door opening into storage cupboard with ceiling light point, further double glazed window to the side aspect, stairs gives rise to the top floor and doors opening into:

Bedroom

13'0" x 11'5" (3.986 x 3.505)

With two double glazed windows to the rear aspect, central heating radiator, ceiling light point and door opening into:

En-Suite

3'9" x 9'7" (1.152 x 2.936)

With walk-in shower cubicle with mains powered shower over, tiling to splash back areas, ceiling light point, ceiling mounted extractor fan, obscured double glazed window to the rear aspect, low flush push button WC, central heating radiator and, wash hand basin on pedestal with two taps over.

Bathroom

6'5" x 9'0" (1.979 x 2.745)

With ceiling mounted extractor fan, ceiling light point, bath with two taps over and mains powered shower over, central heating radiator, wash hand basin on pedestal with two taps over, low flush push button WC and tiling to splash backs.

Bedroom

9'0" x 13'10" (2.752 x 4.236)

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

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with ceiling light point and door opening into:

Bedroom

17'3" max x 15'11" max x 9'1" min with restricted (5.269 max x 4.859 max x 2.782 min with restricted)

With double glazed window to the rear aspect, central heating radiator, two ceiling light points, Velux roof light and door opening into:

En-Suite

6'5" x 9'1" (1.964 x 2.772)

With restricted head height, Velux roof light, low flush push button WC, walk-in shower cubicle with electric shower over and wash hand basin on pedestal with two taps over.

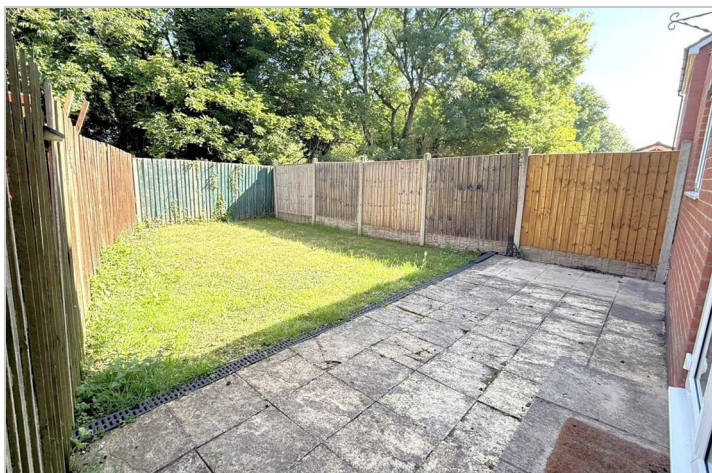
Council tax

According to the Direct Gov website the Council Tax Band for 6 kings close, kings Norton , Birmingham. B30 3AR is band D and the annual Council Tax

amount is approximately, £2,237.00, subject to confirmation from your legal representative.

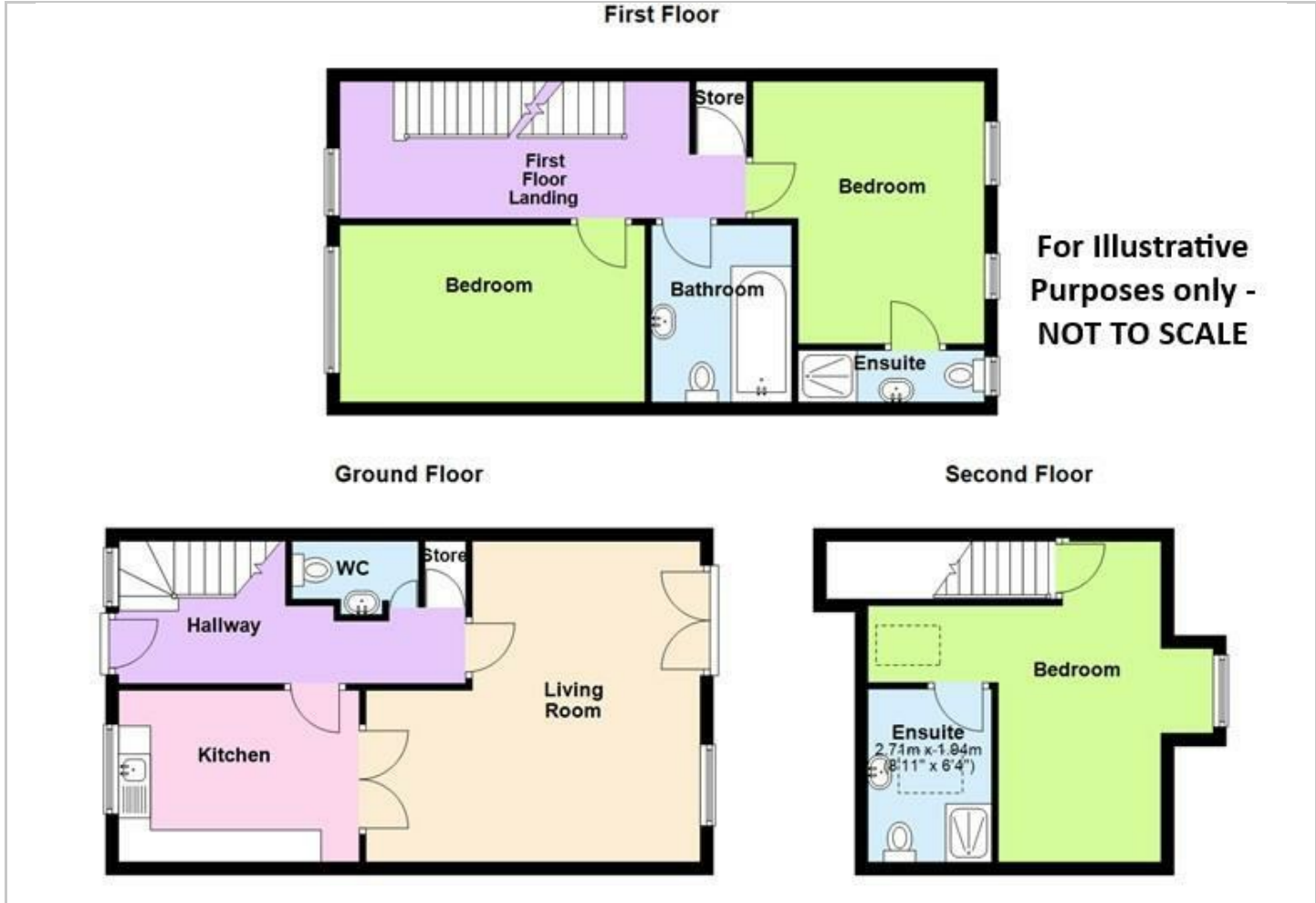
Tenure

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





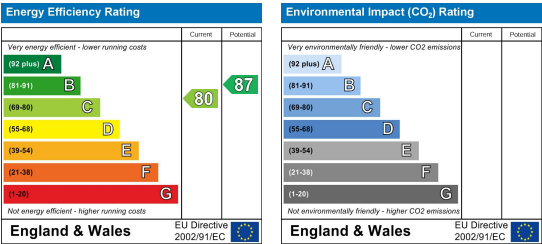
Floor Plan



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.