Rice Chamberlains
ESTATE AGENTS LLP

31 Woodglade Croft

Kings Norton, Birmingham, B38 8TD

Offers Over £350,000

3 2 1 E

***THREE BEDROOM DETACHED DORMER BUNGALOW WITH OFF-ROAD PARKING & GARAGE * We are pleased to bring to the market this spacious and versatile three-bedroom dormer bungalow. Situated in a lovely quiet cul-de-sac location, this property is generously proportioned and offers a flexible living space which would be an excellent opportunity for a range of buyers. The property sits in a pleasant residential setting while remaining close to an array of local amenities. The Kings Norton green, local parks and nature walks are all within easy reach as well as great transport links. The ground floor offers a generously sized living room, the perfect place to unwind after a long day. There are two well-proportioned bedrooms and a downstairs shower room! The separate dining room flows naturally into the spacious kitchen which offers plenty of room to cook and enjoy everyday family life. Leading of the kitchen is a useful utility area.**

On the top floor the main bedroom provides a peaceful retreat, complete with its own en-suite with bath.

Outside there is a pleasant garden which extends substantially around the property, a large garage for additional storage or parking as well as ample off road parking suitable for parking multiple cars. With its generous proportions and versatility this is a home that you can really put your stamp on. Energy Efficiency Rating: E. Viewing is highly recommended and can be arranged through our Kings Norton Office.

Approach

The property is approached via a driveway leading to garage and pathway leading to steps up to a double glazed front entry door with accompanying window opening into:

Porch

10'5" max x 11'5" max (3.195 max x 3.485 max)

With double glazed windows to the side aspects, ceiling light point, wall mounted light point, lino to flooring and a further glazed wooden door opening into:

Hallway

With laminate wood effect flooring, ceiling light point, loft access point, central heating radiator and doors opening into:

Living Room

12'10" max into bay x 12'11" max (3.931 max into bay x 3.958 max)

With continued laminate floor covering, recessed spots to ceiling, wall mounted column radiator, double glazed bay window to the side aspect and further double glazed window to the front aspect.

Bedroom One

13'9" max into bay x 13'2" (4.208 max into bay x 4.033)

With laminate wood effect floor covering, ceiling light point, central heating radiator, double glazed bay window to the side aspect, double glazed window to the rear aspect, picture rail and feature cast iron fireplace.

Bedroom Two

10'11" max x 9'11" min x 11'0" (3.333 max x 3.027 min x 3.375)

With continued laminate floor covering, central heating radiator, ceiling light point, double glazed window to the rear and side aspects and picture rail.

Ground Floor Shower Room

6'3" x 7'9" (1.922 x 2.365)

With a three piece suite comprising walk-in shower with rainfall attachment, low flush push button WC, contemporary wash hand basin on vanity unit with hot and cold mixer tap, ceiling light point, two frosted double glazed windows to the side aspect, recessed spots to ceiling, heated towel radiator, tiling to walls and tiled floor.

Dining Room

11'0" max x 10'2" min x 11'5" (3.354 max x 3.105 min x 3.483)

With laminate floor covering, ceiling spotlight, central heating radiator, open plan stairs giving rise to the first floor landing, cornice to ceiling, double glazed window to the front aspect and door opening into:

Kitchen

10'6" x 7'8" (3.217 x 2.341)

With tiled flooring, central heating radiator, ceiling light point a selection of wall and base units with work surfaces over incorporating sink and drainer with hot and cold mixer tap, wall mounted boiler, space facility for cooker with in-built extractor over, ceiling light point, double glazed window and open walkway into:

2.461 x 6.817

Further Kitchen Area
8'0" x 22'4" (2.461 x 6.817)
With ceiling light point, laminate wood effect flooring, space for fridge freezer, frosted double glazed window and glazed door opening into:

Utility
With strip ceiling light point, tiled flooring, space for washing machine, storage and door to front and rear aspects.

First Floor Accommodation
From the dining area staircase leads to the first floor landing with a stained glass window overlooking the bedroom, ceiling light point and door opening into:

Bedroom Three
13'7" max into wardrobe x 10'9" min x 12'3" (4.165 max into wardrobe x 3.288 min x 3.758)
With ceiling light point, two Velux windows, central heating radiator, storage to eaves and doors opens into:

En-Suite
6'11" x 5'6" (2.114 x 1.701)
With ceiling light point, Velux window, bath with hot and cold mixer with shower attachment and heated towel rail.

Rear Garden
The garden extends substantially around the property

Garage
Not Inspected

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.

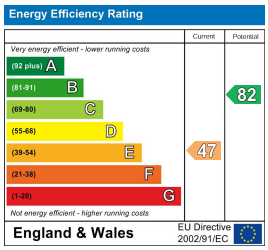
Council Tax Band
According to the Direct Gov website the Council Tax Band for Woodglade Croft is band E and the annual Council Tax amount is approximately £2,876.09 subject to confirmation from your legal representative.

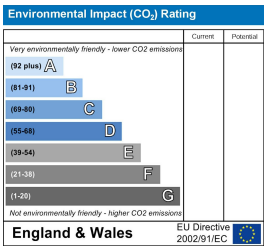
Floor Plan

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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