



10 Gullane Close

Kings Norton, Birmingham, B38 8YE

Offers In The Region Of £160,000



****A TWO-BEDROOM TERRACED HOME OFFERING EXCELLENT POTENTIAL - REQUIRING MODERNISATION**** Situated in a highly sought-after residential location, this two-bedroom terraced property presents an excellent opportunity for buyers looking to place their own stamp on a home. Ideally positioned for convenient access to a wide range of local amenities, including well-regarded schools, transport links, shops and leisure facilities, the property offers no upward chain, making it an attractive prospect for first-time buyers, investors, or those wishing to create a bespoke living space. The accommodation briefly comprises: a fore garden, leading to an enclosed porch, entrance hallway. From here, there is a guest WC, kitchen/dining room and living room, offering direct access to the rear garden. To the first floor, the property offers two good-sized bedrooms and a family bathroom. Additional benefits include central heating, majority double glazing (where specified) and the advantage of no upward chain. This property represents a superb opportunity to modernise and create a lovely home in a popular and convenient location. Early viewing is highly recommended to appreciate the full potential on offer. EPC Rating TBC. For further details or to arrange your viewing, please contact our Kings Norton office.



Approach

The property is approached via a fore garden with steps leading down to double glazed front entry door opening into:

Porch

With door opening into meters and door opening into useful storage cupboard and further door opening into:

Hallway

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

Ground Floor WC

With low flush WC, wall mounted wash hand basin with two taps over, ceiling light point and window into porch area.

Kitchen/Diner

9'8" max 15'4" max (2.966 max 4.683 max)

With dining area having central heating radiator, ceiling light point, useful storage cupboard and opens into kitchen area. With a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with two taps over, tiling to splash backs, double glazed window to the front aspect, space facility for cooker and washing machine and ceiling light points.

Living Room

15'11" x 9'10" (4.861 x 3.022)

With double glazed sliding patio doors giving views and access to the rear garden, door opens into outer porch area, two ceiling light points and central heating radiator.

Outer Porch

With ceiling light point, tiled flooring, double glazed door giving access to the rear garden.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with door opening into large storage area with ceiling light point and further doors opening into:

Bedroom One

13'2" max x 10'7" max (4.031 max x 3.236 max)

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

Bedroom Two

9'7" x 12'4" (2.923 x 3.760)

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

Bathroom

6'0" max x 8'8" max (1.847 max x 2.645 max)

With obscured double glazed window to the front aspect, tiling to walls, ceiling light point, bath with wall mounted shower over, wall mounted wash hand

basin with two taps over, low flush WC and cupboard housing Vaillant combination boiler.

Rear Garden

Being accessed from the living room or rear porch leads to an outside storage cupboard, large pond and a pathway leading to the rear access gate with rear access point, greenhouse and a selection of plants and shrubs.

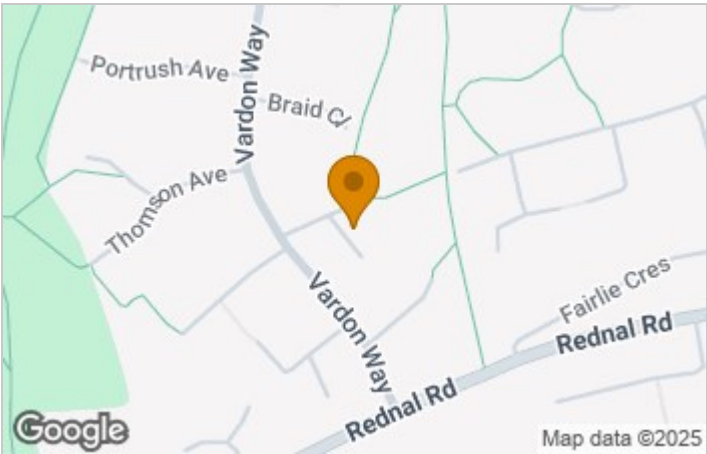
Tenure

We believe the property to be Freehold subject to Solicitors confirmation.

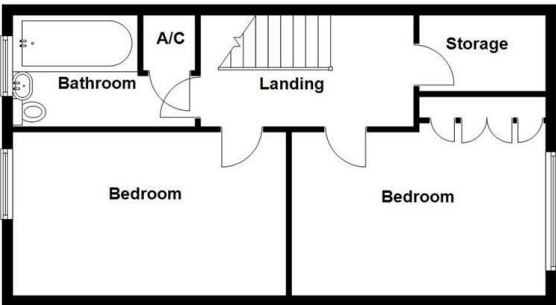
Council Tax

According to the Direct Gov website the Council Tax Band for 10, Gullane Close Kings Norton, Birmingham, West Midlands, B38 8YE is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation by your legal representative.





Floor plan of a 1-bedroom flat. The plan shows a Porch, WC, Hall, Kitchen/Diner, Living Room, and Lobby. The Kitchen/Diner area includes a sink and a refrigerator. The Living Room is a large open space. The Lobby is a small area with a door to the outside.



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 Rating

Rating	Current (2012/13)	Potential (2002/01)
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 73, Potential: 80

Environmental Impact (CO₂) Rating

Rating	Current (2012/13)	Potential (2002/01)
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 73, Potential: 80

England & Wales EU Directive 2002/91/EC

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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.