



2 Canal Side Off Wharf Road

Kings Norton, Birmingham, B30 3LH

Offers In The Region Of £269,500



****Unique opportunity, requiring modernisation. Viewings are highly recommended!!**** We are delighted to present a rare opportunity to acquire this three-bedroom home located on the picturesque Canal Side, just off Wharf Road. Ideally situated close to local schools, transport links, and within walking distance of historic Kings Norton Green with its wide range of amenities, this property offers both charm and potential in equal measure. Although requiring a full scheme of renovation, the property boasts of accommodation arranged over three floors, full of character features throughout. The accommodation briefly comprises access from the canal path and fore garden, a porch leading to the living room with a feature fireplace, and a kitchen-diner with an additional feature fireplace. There is also a cellar incorporating a workshop and utility space, a bathroom, separate WC, and access to the rear garden. To the first floor, there are three bedrooms and a Jack & Jill shower room. This property represents a wonderful renovation project and a unique opportunity to create a stunning home in a sought-after location. Energy Efficiency Rating: F. Viewings are highly recommended and can be arranged through our Kings Norton Office.



Approach

The property is approached via a canal footpath with gate and fencing opening into a paved fore garden area with steps leading up to a single glazed exterior stable door with accompanying window to the front and side opening into:

Porch

With tiled flooring, part tiled to walls, exposed beams and glazed front entry door opening into:

Living Room

13'11" max x 13'8" max (4.267 max x 4.178 max)

With exposed brick fireplace with an in-built wood burner, double glazed window to the front aspect, exposed beams, wall mounted fuse box, Two wall mounted light points and door opening into:

Inner Lobby

With stairs giving rise to the first floor accommodation and wooden stable door opening into:

Kitchen/Diner

11'7" x 14'0" (3.539 x 4.282)

With double glazed window to the side aspect, feature decorative fireplace, exposed beams, laminate wood effect floor covering, ceiling light point, part tiling to walls, a selection of wall and base units, space facility for cooker, inset Belfast sink with feature tap over, space facility for fridge and door opening into:

Ground Floor Accommodation

Stairs with ceiling strip light point and giving access to the ground floor. With tiled flooring and currently utilised as a utility area with space facility for washer

and dryer, work surface space, space facility for fridge freezer, single glazed interior door giving access to the rear garden, door opening into useful storage cupboard, door opening into WC and wooden door opening into:

Workshop Area

13'9" x 14'6" (4.208 x 4.428)

With some restricted head height and two wall mounted strip light points.

Ground Floor WC

With low flush WC, wall mounted extractor fan, wall mounted light point and tiling to walls.

Bathroom

4'5" x 5'8" (1.371 x 1.742)

With ceiling light point, wash hand basin set in vanity unit with two taps over, bath with mixer tap and telephone shower attachment, tiling to splash back areas and double glazed obscured window to the side aspect.

Rear Garden

With pathway and gate giving access to the rear garden area with step rising to the rear of the garden, door opening into outside storage and requiring some attention.

Top Floor Accommodation

From the inner lobby area stairs gives rise to the top floor accommodation with wall mounted light point and doors opening into:

Bedroom One

10'4" max x 13'9" max (3.173 max x 4.201 max)

With double glazed window to the side aspect, in-built storage, ceiling light point and door opening into:

Shower Room

4'9" x 5'3" (1.470 x 1.617)

With doors opening into bedrooms one and two, walk-in shower cubicle with electric shower attachment, tiling to walls, low flush WC, wall mounted wash hand basin with two taps over and ceiling light point.

Bedroom Two

6'7" x 14'1" (2.028 x 4.302)

Being accessed from the landing or the shower room. With ceiling light point, double glazed window to the front aspect and loft access point.

Bedroom Three

7'0" max x 10'10" max (2.154 max x 3.316 max)

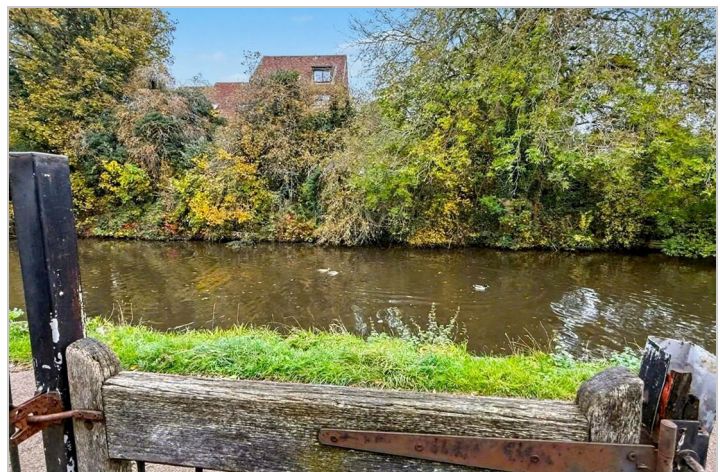
With double glazed window to the front aspect, in-built storage and ceiling light point.

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.

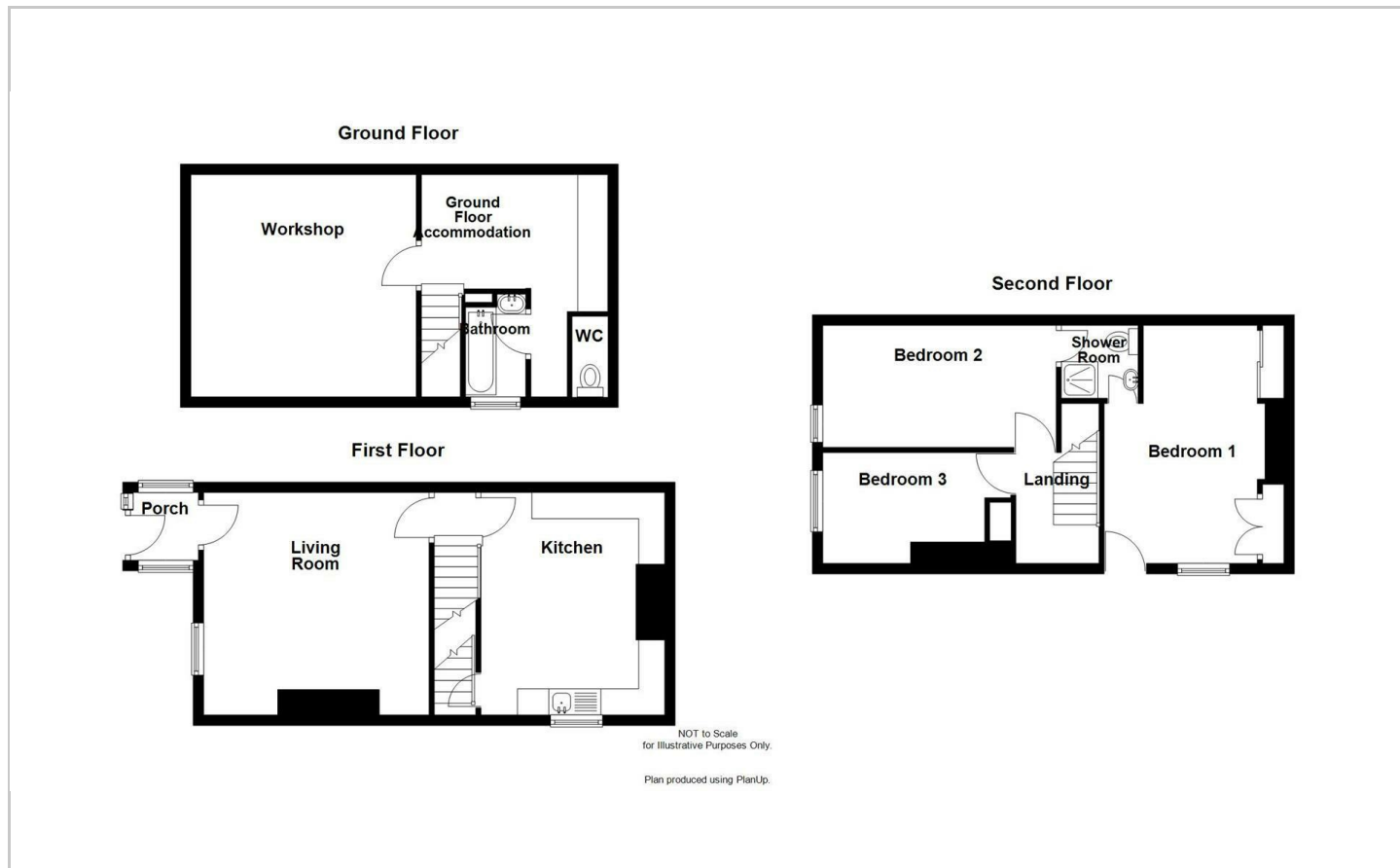
Council Tax

According to the Direct Gov website the Council Tax Band for 2 Canal Side, Wharf Road Kings Norton, Birmingham, B30 3LH is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.





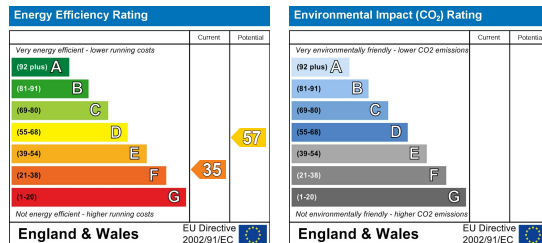
Floor Plan



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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