



## 84 Broad Meadow Lane

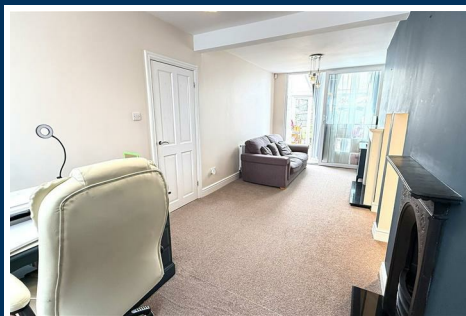
Kings Norton, Birmingham, B30 3NQ

Offers In The Region Of £240,000





**\*SUPERB THREE BEDROOM SEMI-DETACHED HOME READY TO MOVE STRAIGHT INTO!\*** Located in this popular spot, set back from the road and close to all the local amenities including great transport links is this well presented three-bedroom traditional semi detached home which has been updated by the current owners. Also offering great access into to nearby Kings Norton Green, Cotteridge and Stirchley the accommodation on offer briefly comprises; fore gardens, porchway, entrance hallway, through lounge, conservatory, kitchen dining room and rear garden. To the first floor there are two double bedrooms, further child's room/office and family bathroom. EPC Rating TBC. To arrange you viewing of this excellent home please call our Kings Norton Office.



### Approach

The property is approached via a pathway with a mature lawn area with steps leading up to a double glazed front entry door with accompanying windows to the side aspect above opening into:

### Porch

With tiled flooring and a further single glazed obscure door with accompanying stained glass windows to the side opening into:

### Hallway

With central heating radiator, ceiling light point, under stairs storage cupboard, stairs giving rise to the first floor landing,

### Kitchen

10'7" max x 3'11" min x 19'0" max x 6'0" min (3.232 max x 1.199 min x 5.813 max x 1.83 min)

With two double glazed windows one overlooking the conservatory and one overlooking the rear garden, central heating radiator, ceiling spotlight points, a selection of matching wall and base units with integrated oven and four ring burner gas hob with extractor over, integrated dishwasher, one and a half bowl sink and drainer with hot and cold mixer tap, space facility for fridge freezer and washing machine, wall mounted combi boiler, double glazed window to the front aspect, wall mounted heated towel rail, tiled floor covering and tiling to splash back areas.

### Living Room

23'10" max x 9'4" max (7.279 max x 2.861 max)

With double glazed bay window to the front aspect, two ceiling light points, two feature fireplaces, two central heating radiators and double glazed sliding patio door giving access into:

### Conservatory

8'0" x 15'1" (2.446 x 4.616)

With double glazed windows to the side and rear respectively, double glazed French doors giving access to the rear garden, wooden floor covering, central heating radiator and wall mounted light point.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, loft access point, ceiling light point and doors opens into:

### Bathroom

5'1" x 7'6" (1.557 x 2.308)

With an obscured double glazed window to the rear aspect, bath with mains powered shower over, tiling to splash back areas, wash hand basin on pedestal with two taps over, ceiling spotlight points, low flush WC, door opening into storage cupboard, ceiling spotlight points, and tiled flooring.

### Bedroom One

9'6" x 12'9" max (2.915 x 3.893 max)

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

### Bedroom Two

9'5" x 10'11" (2.883 x 3.342)

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

### Bedroom Three

5'3" x 6'4" (1.610 x 1.938)

With a v-shaped double glazed bay window to the front aspect, central heating radiator and ceiling spotlight points.



### Rear Garden

Being accessed from the conservatory leads to a paved patio area leading to a mature lawned area with rear access gates.

### Tenure

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

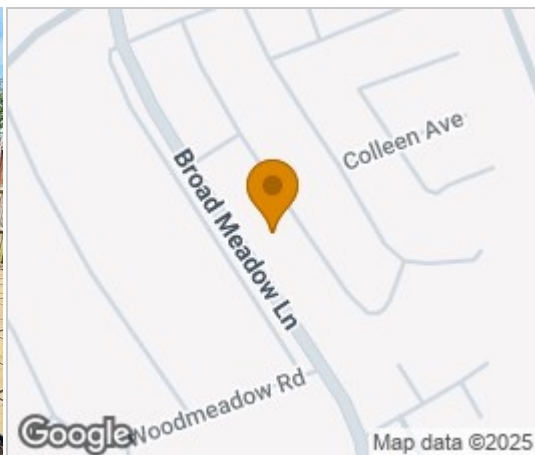
### Council Tax

According to the Direct Gov website the Council Tax Band for Broad Meadow Lane Kings Norton, Birmingham, West Midlands, B30 3NQ is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.

Rice Chamberlains has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.







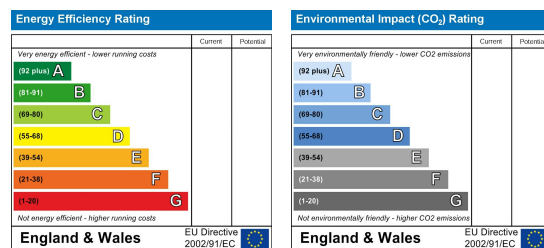
## Floor Plan



## 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.