Rice Chamberlains
ESTATE AGENTS LLP



18 Chapel Walk

Kings Norton, Birmingham, B30 3LW

Offers In The Region Of £290,000

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***THREE BEDROOM EXTENDED FAMILY HOME IN QUIET CUL-DE-SAC WITH THE PARK AND CANAL CLOSE BY!* Tucked away in this lovely quiet cul-de-sac is this three bedroom semi-detached family home which offers great space throughout and is in a location that is hard to beat. Being perfectly positioned for all the area has to offer including only being a short walk to the nearby picturesque canal and playing fields, alongside the local schools, Kings Norton's historic village green, local shops and amenities but also great commuter links via nearby Kings Norton train station. The house itself offers the following; driveway, entrance porch, side garage, entrance hallway, good size L-shaped lounge and dining room, home office / playroom, guest WC, kitchen and utility and rear garden. To the first floor there are two good double bedrooms, further good size single bedroom, separate wc and a shower room. EPC Rating: D. To book your viewing please call our Kings Norton sales team!**





Approach
The property is approached via a block paved driveway leading to a metal up and over door to garage and a single glazed door with accompanying window to the side opening into:

Porch
With ceiling light point, door giving access to the garage and further glazed obscured door with accompanying windows to the sides opens into:

Hallway
With laminate wood effect floor covering, ceiling light point, Virgin fibre connection point, central heating radiator, stairs giving rise to the first floor accommodation and glazed interior doors opening into:

Living/Dining Room
16'0" max x 6'11" min x 16'9" max x 8'8" min (4.879 max x 2.122 min x 5.118 max x 2.657 min)
With double glazed sliding patio doors giving views and access to the rear garden, double glazed window to the rear aspect, two central heating radiators, decorative fireplace, two ceiling light points and wall mounted light point.

Kitchen
8'5" x 6'3" (2.572 x 1.922)
With an under stairs storage cupboard, double glazed window to the side aspect, a selection of wall and base units with work surfaces over, integrated oven, four ring burner gas hob with in-built extractor over, sink and drainer with mixer tap over, tiling to splash backs and open archway into::

Utility
6'3" x 4'10" (1.922 x 1.490)
With space facility for fridge freezer, space facility for washing machine, central heating radiator, double glazed window to the side aspect, double glazed obscured door and accompanying side window giving access to the rear garden.

Office
4'10"x 7'11" (1.494x 2.420)
With double glazed window to the side aspect, central heating radiator, ceiling light point and door opens into:

Ground Floor WC
3'10" x 4'10" (1.170 x 1.497)
With an obscured double glazed window to the side aspect, ceiling light point, low flush WC, wash hand basin with two taps over, tiling to splash back areas and central heating radiator.

First Floor Accommodation
From the hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, ceiling light point and doors opening into:

Bedroom One
15'11" x 10'1" max (4.865 x 3.091 max)
With double glazed window to the rear aspect, ceiling light point, Loft access point with drop down ladder, central heating radiator and fitted wardrobe.

Bedroom Two
10'11" x 10'1" (3.348 x 3.076)
With double glazed window to the front aspect, ceiling light point and central heating radiator and fitted wardrobe.

Bedroom Three
6'5" x 8'5" (1.961 x 2.568)
With double glazed window to the rear aspect, ceiling strip light point and central heating radiator.

Separate WC
With an obscured double glazed window to the side aspect, low flush WC and ceiling light point.

Shower Room
7'11" max x 6'3" max (2.425 max x 1.907 max)
With door opening into airing cupboard housing the Worcester combi boiler, ceiling light point, obscured double glazed window to the front aspect, wash hand basin on pedestal with two taps over, heated towel rail, tiling to walls and walk-in shower cubicle with mains powered shower over.

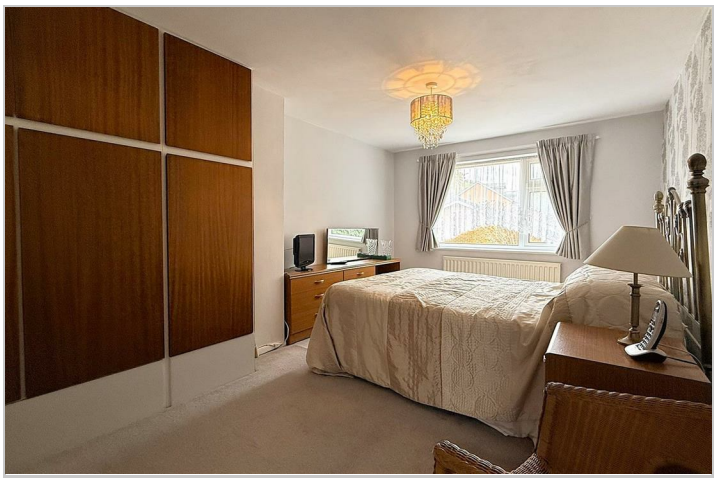
Garage
15'8" x 7'4" (4.777 x 2.259)
With a wall mounted fuse box, electric and gas meters and ceiling strip light point.

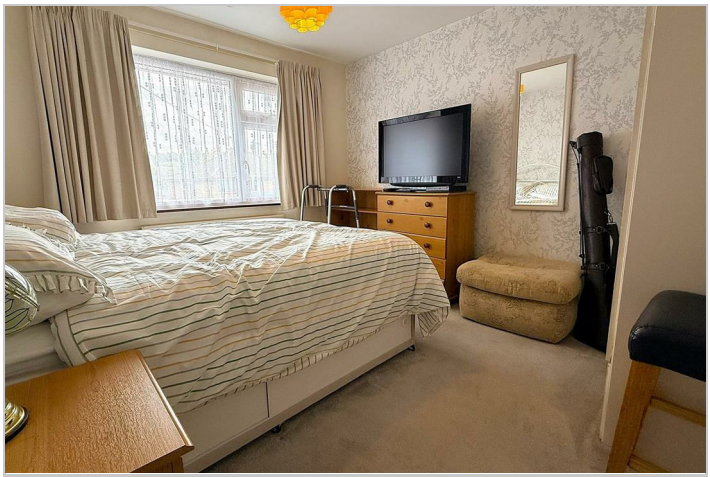
Rear Garden
Accessed either from the utility or sliding patio door into the living area gives access to paved patio are leading to lawned area with planting to borders and a side access gate.

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 Chapel Walk Kings Norton, Birmingham, West Midlands, B30 3LWE is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representative.



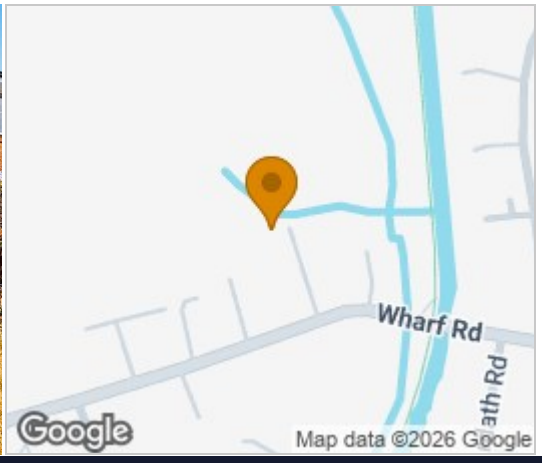






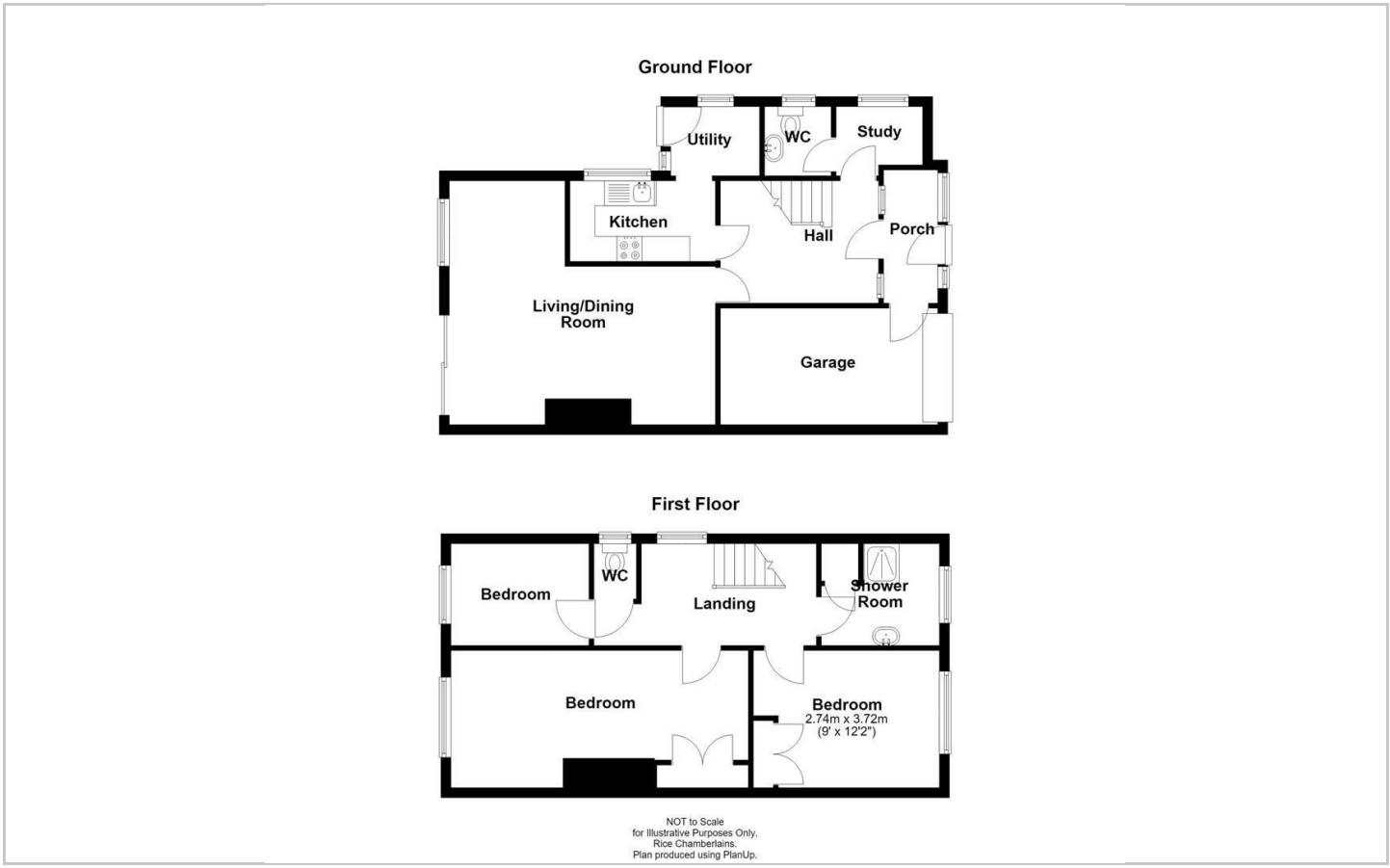








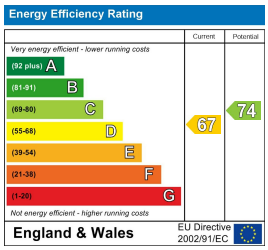
Floor Plan

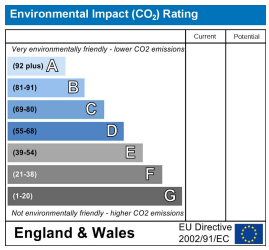


Viewing

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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