Rice Chamberlains
ESTATE AGENTS LLP

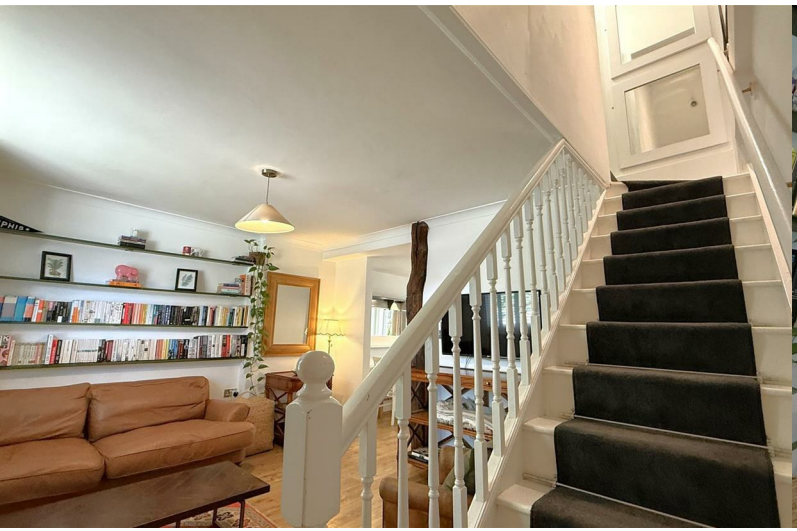


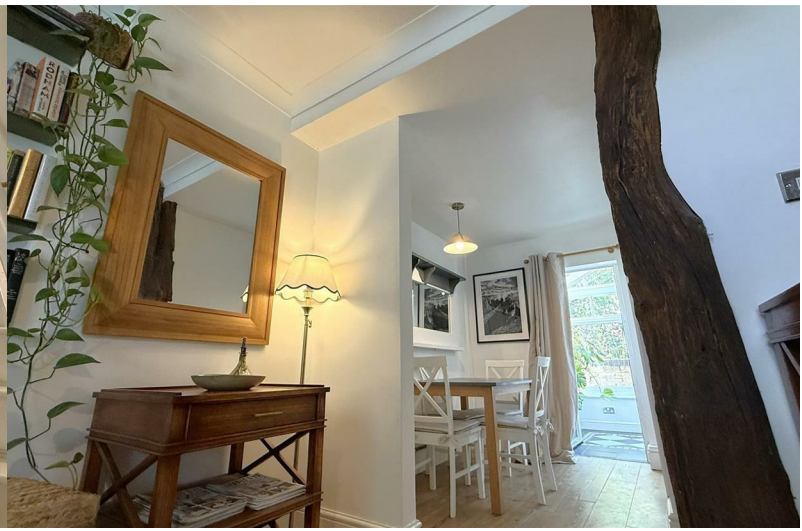
19 The Green

Kings Norton, Birmingham, B38 8SD

Offers Over £300,000

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****CHARACTER, CHARM AND BEAUTIFULLY PRESENTED!** Situated on the historic Kings Norton Green, this stunning Grade II Listed home offers two double bedrooms, a versatile loft room, en-suite, orangery/conservatory and a beautifully landscaped walled garden, all within walking distance of Kings Norton Park. Brimming with period charm, exposed beams and character features, the property perfectly blends historic appeal with modern refinements. The accommodation includes a welcoming living room, separate dining room, fitted kitchen and a delightful orangery/conservatory overlooking the rear garden. Upstairs, there are two generous double bedrooms, with the principal bedroom benefitting from en-suite facilities, alongside a well-appointed family bathroom. The loft room provides excellent additional space, ideal as a home office, hobby room or occasional guest area. Outside, the mature landscaped walled garden creates a private retreat, perfect for entertaining, relaxing or enjoying a quiet morning coffee. Set in the heart of Kings Norton Village, the home enjoys the character and community feel of the historic Green, with local cafés, shops, Kings Norton Park, countryside walks, transport links and motorway access all within easy reach. A truly special home in a highly sought-after location, with no upward chain — early viewing is strongly recommended.**







Approach

This beautifully presented characterful Grade II listed period terraced home is approached via a hardwood front entry door opening into:

Living Room

11'11" x 15'01" (3.63m x 4.60m)

With stairs with decorative balustrades and stair runner gives rise to the first floor landing, hardwood laminate floor covering, sash window with secondary glazing with in-built shutters to the front aspect, central heating radiator, latched door opening into under stairs storage cupboard, exposed feature beam, cornice to ceiling, ceiling light point, wall mounted shelving, in-built meter cupboard and open walkway into:

Dining Room

9'06" x 6'09" (2.90m x 2.06m)

With continued wooden floor covering, central heating radiator, ceiling light point, wall mounted mirror with inbuilt shelf, glazed stable door opens into conservatory and glazed door opening into::

Kitchen

9'07" max x 8'09" (2.92m max x 2.67m)

Fitted with a range of cream shaker-style wall and base units with marble-effect work surfaces incorporating a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include an Electrolux oven, four-ring electric hob and extractor canopy. Further benefits include integrated fridge and freezer, space for a washing machine, metro-tiled splashbacks, tiled flooring and a feature window looking into the orangery and further garden.

Orangery / Conservatory

A wonderful addition to the property, enjoying electric underfloor heating and panoramic views across the rear garden through timber-framed double-glazed windows. With a pitched roof, wall mounted light point and French doors opening directly onto the patio, this versatile space is ideal for dining, entertaining or relaxing.

First Floor Accommodation

From the living room stairs with balustrades gives rise to the first floor landing with ceiling light point and internal doors complete with latched furnishings opening into:

Bedroom One

12' x 12'01" (3.66m x 3.68m)

A spacious double bedroom featuring hardwood flooring, cornicing, sash window with secondary glazing and fitted shutters to the front elevation, central heating radiator and an excellent range of fitted wardrobes. An open step leads through to:

Shower Room

6'07" x 2'07" (2.01m x 0.79m)

With a contemporary wash hand basin with hot and cold mixer tap and under sink storage, ceiling light point, tiled floor and walk-in shower with mains powered shower over.

Bedroom Two

9'01" x 8'09" (2.77m x 2.67m)

With wooden flooring, secondary glazed window overlooking the rear garden, central heating radiator and useful storage cupboard housing the Worcester

Bosch boiler. A loft hatch with pull-down ladder provides access to the loft room.

Bathroom
6'01" x 6' (1.85m x 1.83m)

Offers a free standing claw footed bath with hot and cold mixer tap and shower attachment, wall hung wash hand basin with hot and cold mixer tap, push button low flush WC, contemporary wall mounted column radiator, tiled floor and splash backs, wall mounted extractor and ceiling light point.

Loft Room
14'09" x 12'10" (4.50m x 3.91m)

Accessed via a pull-down ladder from Bedroom Two, this versatile loft room features exposed beams, hardwood flooring, shelving, eaves storage and two ceiling light points. Please note there is restricted head height in places.

Garden

The beautifully landscaped walled garden begins with a block-paved patio and side access gate leading to the front of the property. Steps rise to a series of thoughtfully designed seating areas, mature planting, established trees and shrubs, a circular patio and attractive blue engineering brick pathway. To the rear of the garden is a lawned area, further patio space, greenhouse and potting shed, all enclosed to create a wonderfully private outdoor environment.

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

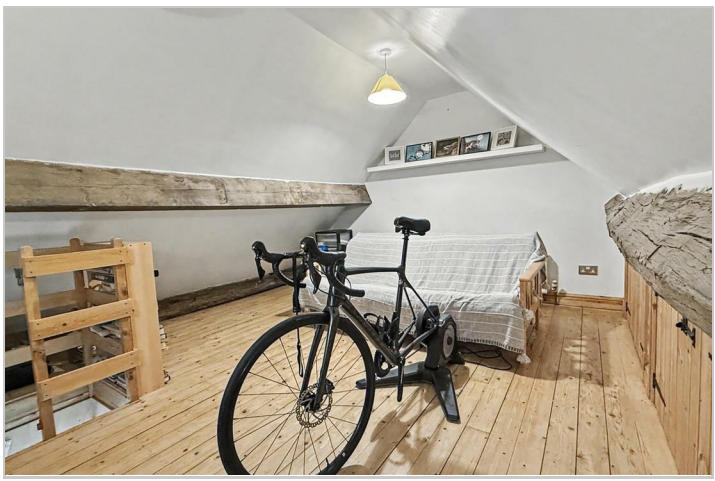
According to the Direct Gov website the Council Tax Band for The Green Kings Norton, Birmingham, West Midlands, B38 8SD is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representative.



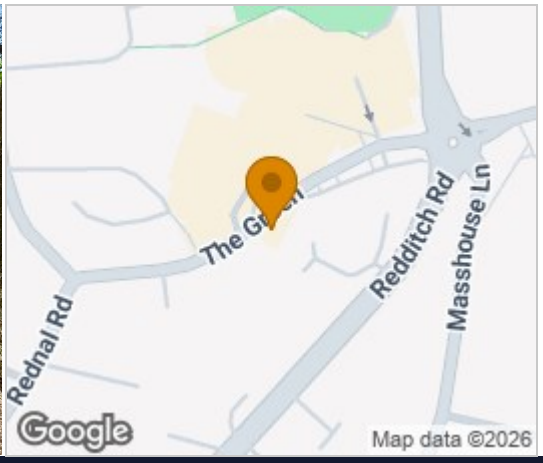














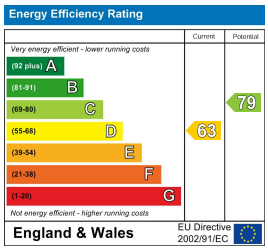
Floor Plan

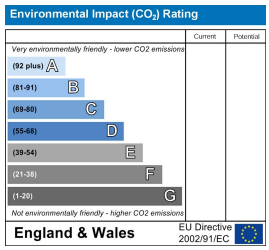


Viewing

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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