Rice Chamberlains
ESTATE AGENTS LLP

23 Flax Gardens

Kings Norton, Birmingham, B38 9QY

Offers Over £175,000

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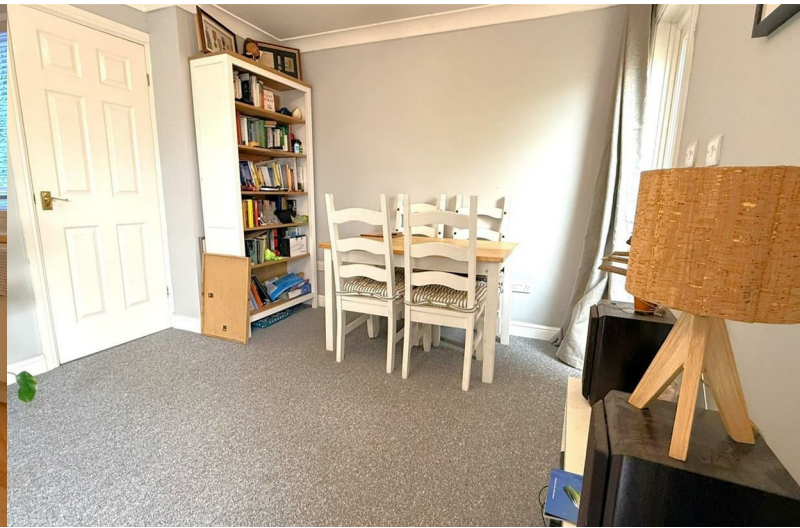


****TWO BEDROOM END OF TERRACE HOME IN KINGS NORTON!!** This two bedroom end-of-terrace property is ideally situated in the popular area of Kings Norton, offering convenient access to a range of local amenities, schools, and excellent transport links. The accommodation briefly comprises a fore garden, porch entrance, hallway, spacious living and dining area with access to the rear garden, kitchen, and stairs leading to the first floor. Upstairs, the property offers two generously sized bedrooms and a family bathroom. Further benefits include central heating, majority double glazing, and the added advantage of no upward chain. Energy Efficiency Rating: D. Early viewing is highly recommended to fully appreciate the accommodation on offer. Please contact our Kings Norton office to arrange your appointment.**

Approach

This two-bedroom end of terrace property is approached via a gateway leading into the front garden, with a pathway and gravelled areas to the side providing access to the rear garden through a side gate. An obscure glazed front entrance door opens into:

Porchway

With storage cupboard housing meters, and front entry door (please note the vendor has informed us he will be changing this door to a composite front door before completion) opening into.

Hallway

With ceiling spotlight points, door opening into a useful storage cupboard, further storage area, central heating radiator, stairs rising to the first floor accommodation, and doors opening into:

Living Dining Room

10'5" (max) x 17'7" (max) (3.181 (max) x 5.368 (max))

With two ceiling light points, central heating radiator, obscure double glazed door to the rear garden, and further sliding double glazed doors giving views and access to the rear garden.

Kitchen

12'9" (max) x 11'4" (max) (3.892 (max) x 3.461 (max))

With two double-glazed windows to the front aspect, central heating radiator, and two ceiling light points. There is a selection of matching wall and base units with space for a washing machine, fridge freezer, and gas oven, with an integrated extractor hood over. A one-and-a-half bowl stainless steel sink and drainer unit with mixer tap is set beneath, with tiling to the splashback areas.

Access to the First Floor Accommodation

Accessed via stairs rising from the hallway to:

First Floor Landing

With a ceiling light point, loft access hatch, and door opening to a useful storage cupboard, with further doors leading into:

Bedroom One

8'9" (max) x 17'7" (max) (2.688 (max) x 5.361 (max))

With two double glazed windows to the rear aspect, central heating radiator, and ceiling light point.

Bedroom Two

14'4" x 8'4" (4.378 x 2.561)

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

Bathroom

8'6" (max) x 8'9" (max) (2.591 (max) x 2.679 (max))

With a three-piece bathroom suite comprising: feature bath with mixer tap and electric shower attachment, pedestal wash hand basin, and low flush push button WC. There is tiling to the splashback areas, ceiling spotlights, a double-glazed obscure window to the front aspect, a smaller obscure window to the front aspect, and an over-stairs storage cupboard.

Rear Garden

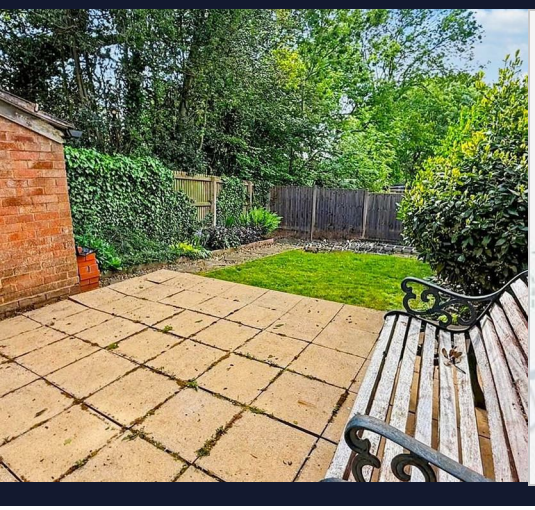
The rear garden can be accessed via the side entrance, obscure glazed door from the dining area, or double-glazed sliding doors from the living area. It features a paved patio area with steps and a pathway leading to the rear of the garden, a mature lawned area, decorative planting, and outside storage.

Council Tax

According to the Direct Gov website the Council Tax Band for 23 Flax Gardens, Kings Norton, Birmingham, West Midlands, B38 9QY is band A and the annual Council Tax amount is approximately £1,568.78 subject to confirmation from your legal representative.

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.

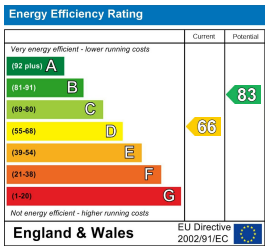


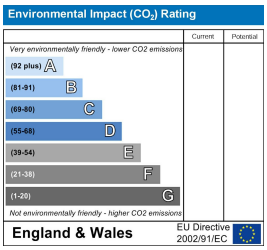
Floor Plan

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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