



93 The Fordrough

Northfield, Birmingham, B31 3LH

Offers In The Region Of £165,000



**** TWO BEDROOM SEMI DETACHED HOUSE WITH NO UPWARD CHAIN**** This two bedroom semi detached property located in West Heath near to Longbridge town centre and train station also close to motorway links. In brief the accommodation offered consists of; Fore garden with driveway and garage, porch, entrance hallway, open plan living/dining room, kitchen, utility space and access to rear garden. To the first floor there are; two double bedrooms with storage, bathroom with separate W.C. The property also benefits from gas central heating and no upward chain. Energy Efficiency Rating B. To arrange your viewing of this property, please contact our Kings Norton Office.



Approach

Approached via front garden with steps leading up to double glazed front entry door with accompanying windows to side openings to porchway, there is a sloping driveway leading to a garage that is not inspected, with mature lawned areas, door opening into side utility;

Porchway

With further front entry door leading into hallway;

Hallway

With two central heating radiators, ceiling light point, stairs rising to the first floor accommodation and doors opening into open plan living dining room, further understairs storage area;

Living Area

12'7" x 10'5" (3.852 x 3.187)

With double glazed windows to the front aspect, central heating radiator, ceiling light point and archway leading into dining area;

Dining Area

8'11" x 8'8" (2.728 x 2.664)

With double glazed windows to the rear aspect, ceiling light point, central heating radiator, with door opening into kitchen, with further door giving access to the hallway;

Kitchen

9'11" x 9'6" (3.034 x 2.915)

With a selection of matching wall and base units, wooden floor covering, double glazed obscured window to the rear aspect, stainless steel sink and drainer unit with mixer tap over, integrated oven with four ring burner gas hob and extractor over, tiling to

splash back areas, door opening into useful under stairs storage area or pantry, space facility for washing machine, space facility for further white good, glazed door giving access to utility area;

Utility Area

17'0" max x 6'9" max (5.193 max x 2.079 max)

With door giving access to the front of the property, two ceiling light points and further door opening into useful storage, door giving access to the rear garden, single obscured glazed window to the rear garden;

Storage Area

6'6" x 3'6" (1.985 x 1.070)

With tiled floor, double glazed window to the rear aspect, ceiling light point;

First Floor Landing Area

With double glazed window to the side aspect, loft access point, ceiling light point and door opening into separate wc;

WC

2'7" x 5'6" (0.791 x 1.684)

With double glazed window to the side aspect, ceiling light point, low flush push button wc;

Bathroom

4'8" x 5'5" (1.429 x 1.667)

Ceiling light point, heated towel rail, double glazed window to the rear aspect, tiling to walls, bath with mixer tap and wall mounted electric shower attachment, wash hand basin on pedestal with mixer tap over and wall mounted extractor fan;

Bedroom Two

8'7" x 10'11" (2.618 x 3.339)

With double glazed window to the rear aspect,

central heating radiator, ceiling light point, door opening into useful wardrobe area, further door opening into useful storage area;

Bedroom One

9'9" x 15'10" (2.994 x 4.833)

With fitted wardrobes, door opening into useful storage area housing central heating boiler, central heating radiator, ceiling light point and two double glazed windows to the front aspect;

Rear Garden

Access from the utility area, with covered paved patio area, with step leading up to lawned area;

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 93 The Fordrough, Northfield, Birmingham. B31 3LH is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





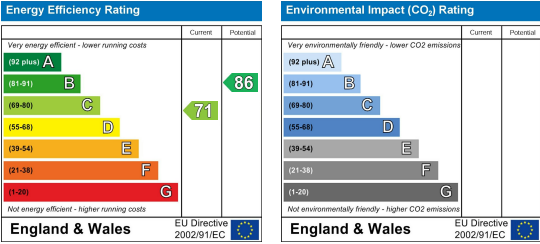
Floor Plan



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



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.