Rice Chamberlains
ESTATE AGENTS LLP

1 Southcote Grove

Kings Norton, Birmingham, B38 8ED

Offers In The Region Of £330,000

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***LOVLEY THREE-BEDROOM LINK-DETACHED FAMILY HOME ON A CORNER PLOT WITH DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING PERMISSION)* This well-presented three-bedroom link-detached family home occupies a corner plot in one of Kings Norton's most sought-after residential locations, offering excellent scope for extension or further development (subject to the necessary planning consents). Ideally situated close to the historic Kings Norton Green, the property enjoys convenient access to local amenities. Kings Norton is renowned for its village atmosphere and historic Green, whilst being within easy reach of highly regarded schools, local shops, supermarkets, cafés and leisure facilities. For commuters, the property benefits from excellent transport connections, with nearby Kings Norton and Northfield railway stations providing direct services to Birmingham New Street and the University of Birmingham. The area also offers convenient access to the Pershore Road South, providing routes into Birmingham City Centre, whilst the M42 and wider motorway network are readily accessible for regional travel. Internally, the accommodation briefly comprises a fore garden with off-road parking and access to the garage, entrance hallway, guest WC, spacious kitchen/diner, generous living room and conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom. EPC Rating: D. To arrange your viewing, please contact our Kings Norton office or follow the link to access the full virtual tour.**

Appraoch

The property is approached via a front driveway providing off road parking with lawned area and trees to borders, then leading to a car port area and an up and over door opening into garage and a obscure glazed front entry door with accompanying window to the side opening into:

Hallway

With a ceiling light point, laminate wood effect flooring, stairs rising to the first floor accommodation and doors opening into:

Ground Floor WC

3'9" x 5'6" (1.154 x 1.680)

With an obscure double glazed window to the side aspect, central heating radiator, continued laminate wood effect floor covering, ceiling light point, tiling to splash backs, wash hand basin in vanity unit with mixer tap over and low flush push button WC.

Kitchen

12'10" max x 8'11" min x 12'10" max x 7'10" min (3.917 max x 2.719 min x 3.923 max x 2.406 min)

With a double glazed window to the front aspect, ceiling light point, continued laminate wood effect floor covering, a selection of matching wall and base units with work surfaces over incorporating integrated oven and four ring burner hob with in-built extractor over, integrated dishwasher, integrated fridge, space facility for washing machine, central heating radiator, under stairs storage area and tiling to splash backs.

Living Room

19'4" x 11'4" (5.916 x 3.470)

With two ceiling light points, two central heating radiators, a double glazed window to the rear aspect and double glazed door with accompanying double glazed door giving views and access into:

Conservatory

7'10" x 6'11" (2.406 x 2.132)

With a double glazed sliding doors with accompanying side windows to the rear and side aspects and glazed roof.

Entrance Hallway

With central heating radiator, ceiling light point, stairs giving rise to the first floor landing, laminate wood floor covering and doors opening into:

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with door opening into useful storage cupboard,, lofty access point, ceiling light point and doors opening into:

Bedroom One

11'1" x 9'4" (3.393 x 2.848)

With central heating radiator, ceiling light point, built-in wardrobe and double glazed window to the front aspect.

Bedroom Two

9'1" x 11'8" (2.771 x 3.567)

With central heating radiator, ceiling light point, built-in wardrobe and double glazed window to the rear aspect.

Bedroom Three

7'8" x 8'7" (2.345 x 2.620)

With central heating radiator, ceiling light point, built-in storage and double glazed window to the rear aspect.

Bathroom

5'5" max x 6'1" min x 9'0" max (1.664 max x 1.860 min x 2.754 max)

With an obscured double glazed window to the front aspect, wall mounted central heating towel rail, low flush push button WC, wash hand basin with mixer tap over, bath with mixer tap over and shower attachment, ceiling light point and tiling to splash back area.

Rear Garden

With a double glazed door opening into garage, block paved patio area, garden shed, a mature lawned area with trees to borders and a side access point to the front of the property.

Garage

7'10" x 18'2" (2.394 x 5.557)

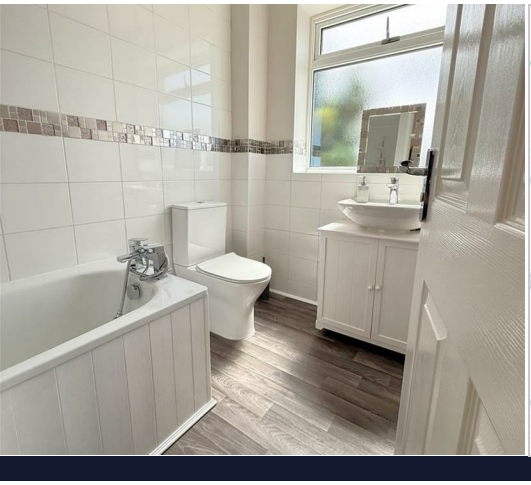
With a double glazed door and accompanying window giving access and views to the rear garden, metal up and over door to the front of the property, ceiling light point and power points.

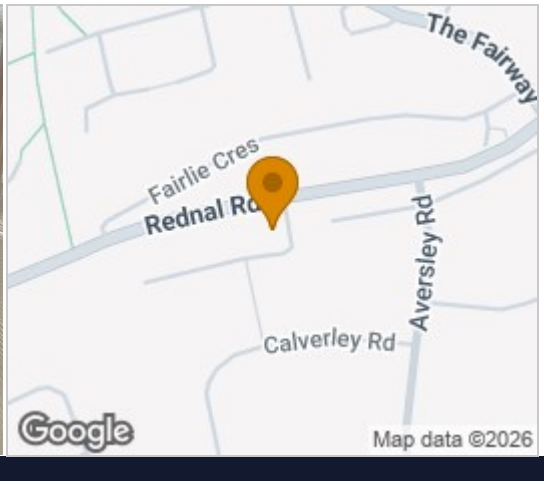
Tenure

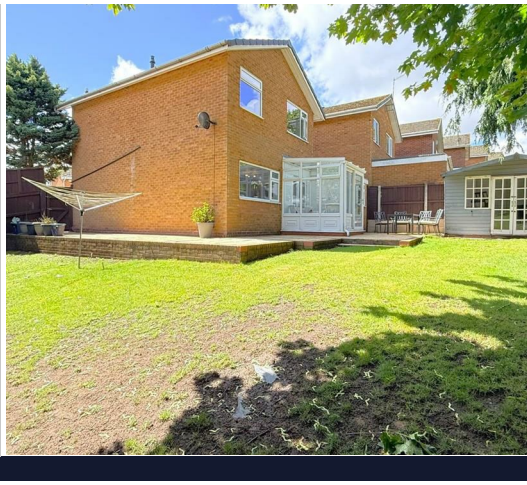
The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

Council Tax

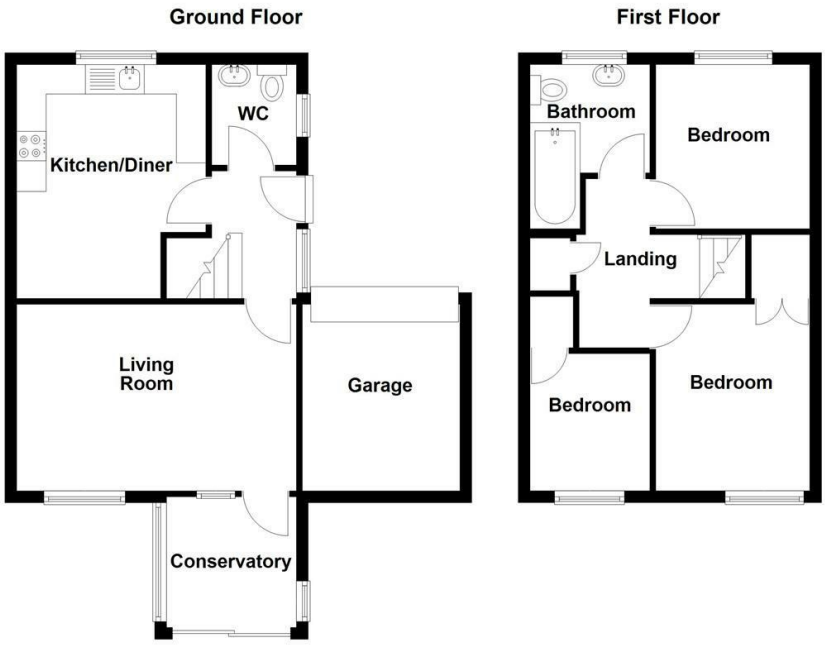
According to the Direct Gov website the Council Tax Band for 1, Southcote Grove Kings Norton, Birmingham, West Midlands, B38 8ED is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.







Floor Plan



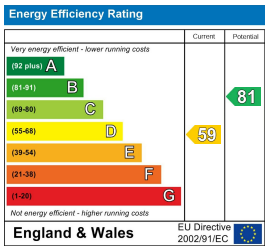
NOT to Scale
for Illustrative Purposes Only.

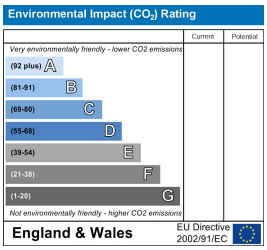
Plan produced using PlanUp.

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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