



4 Yarningale Close

Kings Norton, Birmingham, B30 3NB

Offers In The Region Of £415,000



We are delighted to offer to the market this four bedroom, detached family home on the popular Monyhull Grange Development in Kings Norton which is located conveniently to all local amenities, schools including King Edward Camp Hill and great transport links into the City Centre. The accommodation on offer briefly comprises; driveway, entrance hallway, living room with access to the rear garden, dining room, kitchen, utility room, ground floor WC and to the first floor there is bedroom one with ensuite shower room, three further bedrooms and family bathroom. The property also benefits from a garage, central heating, double glazing and no upward chain! Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Kings Norton Office.



Approach

The property is approached via a paved pathway and side driveway with access to the garage and leading to a front entry door opening into:

Hallway

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

Downstairs WC

3'2" max x 5'4" max (0.969 max x 1.643 max)

With an obscured double glazed window to the front aspect, wall mounted fuse box, part tiling to walls, wash hand basin on pedestal with two taps over, central heating radiator, low flush WC, continued laminate wooden effect flooring and ceiling light point.

Living Room

19'8" x 11'3" (6.008 x 3.438)

From hallway double glazed doors opens into living room with double glazed French doors and double glazed windows giving access and views to the rear garden, two central heating radiators, double glazed window to the front aspect and two ceiling light points.

Dining Room

9'5" x 9'10" (2.892 x 3.011)

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

Kitchen

11'10" max x 9'5" max (3.620 max x 2.891 max)

With tiled flooring, a selection of matching wall and

base units, tiling to splash backs areas, double glazed window to the rear aspect, ceiling spotlight points, central heating radiator, integrated oven with four ring burner gas hob with extractor over, integrated dishwasher, integrated fridge and freezer and open walkway into:

Utility Area

4'11" max x 6'2" (1.512 max x 1.882)

With a selection of wall and base units with work surfaces over, integrated washing machine, wall cupboard housing boiler, ceiling mounted extractor fan, stainless steel sink and drainer with mixer tap over, continued tiled flooring, tiling to splash backs, double glazed door giving access to the rear garden and door opening into useful storage cupboard.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with ceiling light point, central heating radiator, loft access point, door opening into airing cupboard housing the water tank and doors opening into:

Bedroom One

11'6" x 11'6" max (3.512 x 3.516 max)

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

En-Suite

11'8" x 7'0" (3.561 x 2.136)

With an obscured double glazed window to the rear aspect, ceiling mounted extractor fan, ceiling spotlights, central heating radiator, tiled flooring, tiling to splash backs areas, walk-in shower cubicle with mains powered shower over, low flush push

button WC and wash hand basin on pedestal with mixer tap over.

Bedroom Two

9'11" x 7'11" (3.034 x 2.436)

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

Bedroom Three

9'6" max x 11'4" max (2.911 max x 3.474 max)

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

Bedroom Four

7'9" max x 10'6" max (2.374 max x 3.217 max)

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

Bathroom

8'7" x 6'8" (2.640 x 2.049)

With tiled flooring, bath with mixer tap over and mains powered shower over, tiling to splash back areas, wash hand basin on pedestal with hot and cold mixer tap over, low flush push button WC, obscured double glazed window to the front aspect, central heating radiator, ceiling spotlight points and ceiling mounted extractor fan.

Rear Garden

Being accessed from the utility or the living room leads out to a paved patio area leading to a mature lawned area with panel fencing to borders with side access gate giving access to the garage and driveway.

Garage

9'0" max x 17'10" max (2.745 max x 5.454 max)

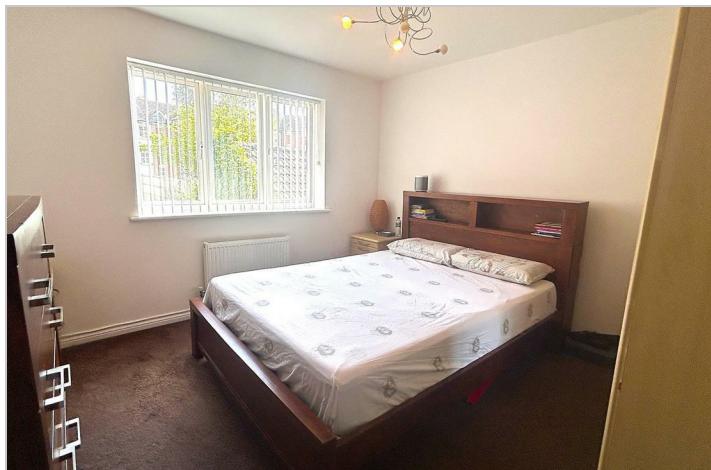
With ceiling light point.

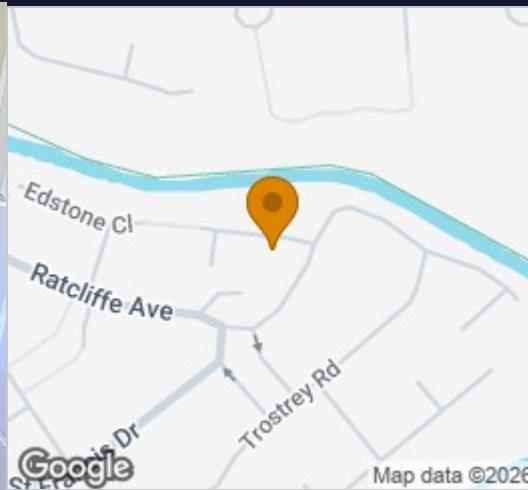
Tenure

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 Yarningale Close Kings Norton, Birmingham, West Midlands, B30 3NB is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation by your legal representative.





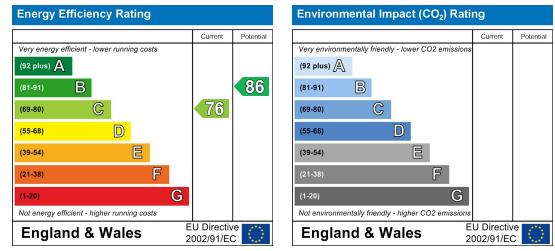
Floor Plan



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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