



## 23 Winnipeg Road

Kings Norton, Birmingham, B38 9RB

Offers In The Region Of £135,000



We are delighted to offer this two bedroom, ground floor maisonette within a popular residential location in Kings Norton. This centrally heated and double glazed property briefly comprising of; entry porch, hallway, living room, kitchen, shower room, two bedrooms and private rear garden. The property is offered with No Upward Chain, garage in a separate block and the lease will be extended to 125 years upon completion. EPC Rating: C. Viewings are highly recommended and can be arranged via our Kings Norton Office.



#### Approach

Approached via pathway leading to front entry door at the side of the property with double opening double glazed doors opening into entrance porch;

#### Entrance Porch

With cupboard housing meters and obscure double glazed door with accompanying windows opening into hallway;

#### Hallway

With wall mounted electric fuse box, wall mounted gas meter, laminate wood effect floor covering, ceiling light point, door housing opening into cupboard housing Worcester combi boiler and further door opening into useful storage cupboard, central heating radiator and doors opening into living room;

#### Living Room

12'5" x 14'6" (3.803 x 4.445)

With double glazed sliding patio doors giving access to the rear garden, fire place with inset electric fire and wooden surround, two wall mounted light points, ceiling mounted light point and central heating radiator;

#### Kitchen

9'6" x 6'11" (2.916 x 2.118)

With double glazed window to the rear aspect, selection of matching wall and base units, stainless steel sink and drainer with mixer taps over, space facility for oven, space facility for washing machine, space facility for fridge/freezer, ceiling light point, small breakfast bar area and tiling to splash back areas;

#### Bedroom One

10'10" x 13'8" (3.325 x 4.174)

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

#### Bedroom Two

10'9" max x 8'11" min x 10'4" (3.285 max x 2.719 min x 3.158)

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

#### Shower Room

5'2" max x 9'0" max (1.597 max x 2.765 max)

With tiled flooring, central heating radiator, wall mounted Dimplex heater, obscured double glazed windows to the rear and side, low flush wc, wash hand basin in vanity with mixer tap over, walk in corner shower unit with mains power shower attachment, tiling to walls and ceiling light point;

#### Rear Garden

Accessed either from the side of the property or from the living room, mainly laid to block paving with decorative flower beds to borders and garden shed;

#### Garage

7'10" x 16'6" (2.395 x 5.047)

In separate block with metal up and door;

#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 23 Winnipeg Road Kings Norton Birmingham B38 9RB is band A with the annual Council Tax amount is approximately £1,491.33, subject to confirmation by your legal representative;

#### Tenure

We believe the property to be Leasehold subject to confirmation by a Solicitor.





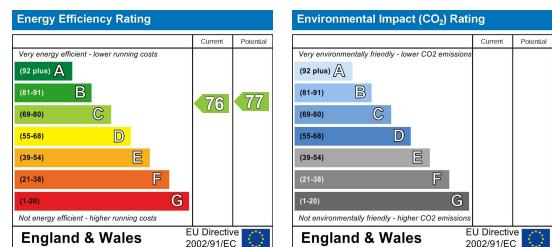
## Floor Plan



## 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.