



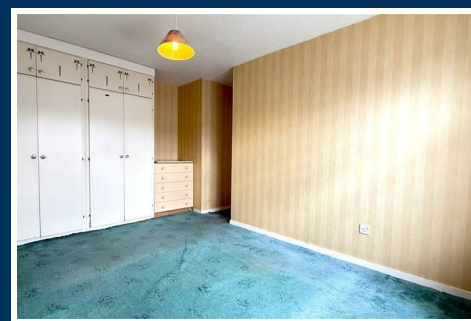
## 6 Sandpiper Gardens

Kings Norton, Birmingham, B38 9RQ

Offers In The Region Of £165,000



**\*\*THREE BEDROOM TERRACE HOME IN KINGS NORTON REQUIRING MODERNISATION!!\*\*** We are delighted to offer to the market this three bedroom terrace home in Kings Norton, within close proximity of all local amenities and transport links . The property accommodation briefly comprises; fore garden with off road parking space, porchway, entrance hallway, living room and kitchen diner with access to the rear garden with storage space. With stairs rising from the hallway up to the first floor, with three bedrooms and shower room. The property further benefits from central heating, double glazing and No Upward Chain. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate the accommodation on offer please contact our Kings Norton Office.



### Approach

The property is approached via a front fore garden with mature lawn area and pathway leading to a double glazed front entry door with an obscured window to the side aspect opening into:

### Entrance Porch

With single glazed obscured window to the side aspect, cupboard housing meters and double glazed front entry door opening into:

### Hallway

With useful storage cupboard, ceiling light point, central heating radiator, stairs giving rise to the first floor landing and open walkway into:

### Living Room

11'7" x 11'6" (3.547 x 3.512)

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

### Kitchen/Diner

17'8" max x 11'6" max x 8'7" min (5.386 max x 3.511 max x 2.619 min)

From hallway open walkway into kitchen/diner with double glazed window to the rear aspect, double glazed sliding patio doors gives access to the rear garden, central heating radiator, ceiling light point, useful storage area for fridge freezer, further storage cupboard and kitchen area with ceiling strip light point, a selection of matching wall and base units, space facility for washing machine, space facility for cooker, tiling to splash back areas, stainless steel sink and drainer with mixer tap over and wall mounted combi boiler.

### First Floor Accommodation

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

### Shower Room

7'9" x 5'7" (2.367 x 1.720)

With two obscured windows to the rear aspect, walk-in shower cubicle with electric shower over, tiling to splash back areas, wash hand basin with mixer tap over, low flush WC, central heating radiator and ceiling light point.

### Bedroom One

8'8" x 14'6" (2.647 x 4.440)

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

### Bedroom Two

8'8" x 9'4" (2.658 x 2.853)

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

### Bedroom Three

8'6" max x 8'9" max (2.608 max x 2.679 max)

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

### Rear Garden

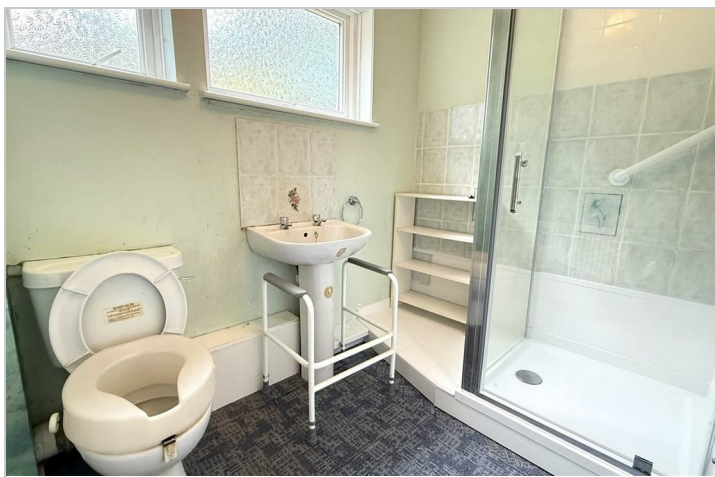
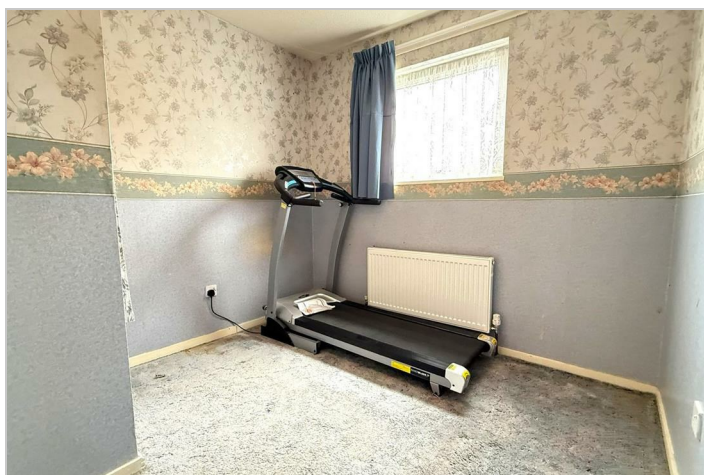
Being accessed from the kitchen/diner leads to a patio area with door opening into useful storage space, pathway leading to the rear access gate, artificial grass area, decorative trees, plants and shrubs to borders.

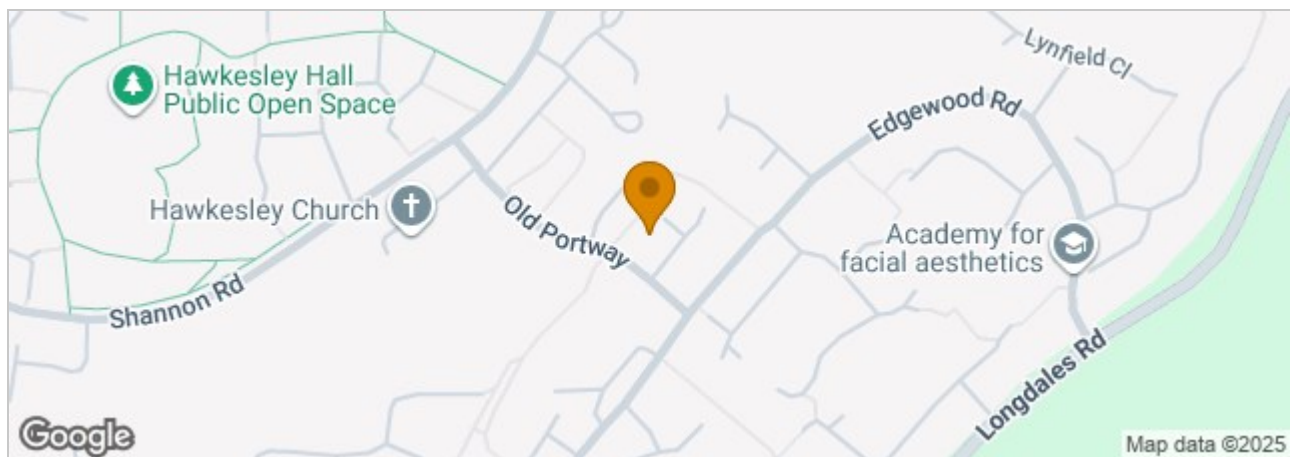
### Tenure

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 6, Sandpiper Gardens Kings Norton, Birmingham, West Midlands, B38 9RQ is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





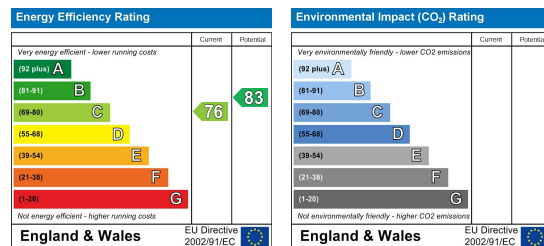
## Floor Plan



## 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.