Rice Chamberlains
ESTATE AGENTS LLP



1751 Bristol Road South

Rednal, Birmingham, B45 9PE

Offers In The Region Of £225,000

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****THREE BEDROOM HOME IN GREAT LOCATION** This much-improved three-bedroom family home is ideally situated close to a range of local amenities, facilities, and well-regarded schools, with excellent access to the motorway network, including the M42 and M5. The property offers bright and spacious accommodation thoughtfully arranged over two floors. The ground floor comprises an entrance hall, a comfortable living room, and a modern high quality open-plan kitchen and dining area boasting great storage facilities and integrated appliances. The kitchen leads out to the well sized rear garden. To the first floor, there are three well-proportioned bedrooms and a contemporary shower room with underfloor heating! Further benefits include central heating and double glazing (where specified). Energy Efficiency Rating: C. Viewing is highly recommended and can be arranged through our Kings Norton Office.**







Approach
The property is approached via a decorative garden with flowerbeds to borders, gravelled area, a block paved pathway leading to the side access point, and steps leading up to a double glazed obscured front entry door opening into:

Hallway
With central heating radiator, ceiling light point, central heating radiator, stairs giving rise to the first floor landing, Karndean flooring, and doors opening into:

Reception Room One
11'9" max x 15'3" max (3.590 max x 4.649 max)
With double glazed bay window to the front aspect, ceiling spotlight points, continued Karndean flooring, central heating radiator and space facility for an electric wood burner.

Open Plan Kitchen/Diner

Dining Area
10'9" x 13'8" (3.284 x 4.178)
With double glazed window to the rear aspect, central heating radiator, continued Karndean flooring, ceiling spotlight points, door opening into useful under stairs storage cupboard and walkway into.

Kitchen Area
5'8" max x 13'8" (1.73m max x 4.17m)
With a selection of matching wall and base units with work surfaces over, double glazed window to the rear aspect, obscured double glazed door giving access to the rear garden, integrated oven, hob and extractor over, integrated microwave and dishwasher, ceiling spotlight points, continued Karndean flooring, sink and drainer with mixer tap over,

First Floor Accommodation
From the hallway stairs gives rise to the first floor landing with ceiling light point, loft access point and doors opening into:

Bedroom One
9'3" max x 13'6" max (2.831 max x 4.121 max)
With double glazed window to the rear aspect, central heating radiator, ceiling light point and decorative fireplace

Bedroom Two
9'1" x 11'9" (2.793 x 3.603)
With double glazed window to the front aspect, central heating radiator, ceiling spotlight points and laminate wood effect floor covering.

Bedroom Three
7'6" max x 14'7" max (2.301 max x 4.448 max)
With double glazed window to the front aspect, central heating radiator, ceiling spotlight points, over stairs storage area, cupboard housing central heating boiler and laminate wood effect floor covering.

Shower Room
5'8" (max) x 7'4" (max) (1.75 (max) x 2.26 (max))
With tiling to walls, tiled flooring, with under floor heating, obscure double glazed window to the rear aspect, heated towel rail. ceiling spotlight points, corner entry Aqulisa shower and cubicle with wall mounted shower attachment, low flush WC, wash hand basin on pedestal and door opening into storage, and lighted mirror.

Rear Garden
Accessed from the kitchen or the side access point leads to a block paved pathway patio area with steps leading to a further block paved rear garden with decorative planting bed to borders and two rear garden sheds.

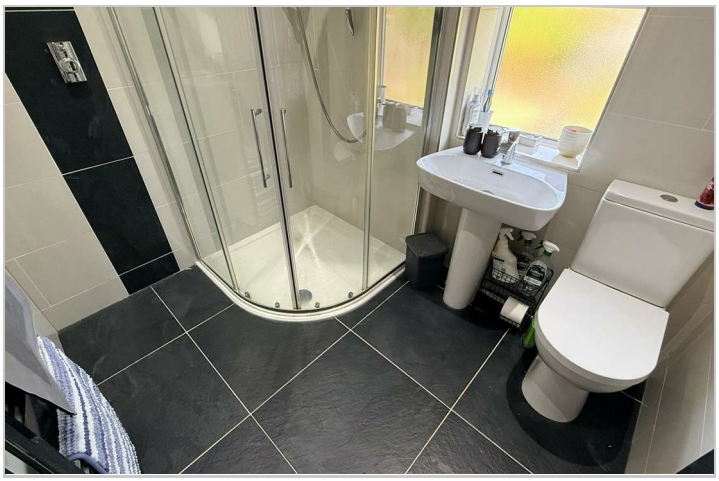
Tenure

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 Bristol Road South, Rednal, Birmingham, B45 9pe is band B and the annual Council Tax amount is approximately, £1,830.25, subject to confirmation from your legal representative.

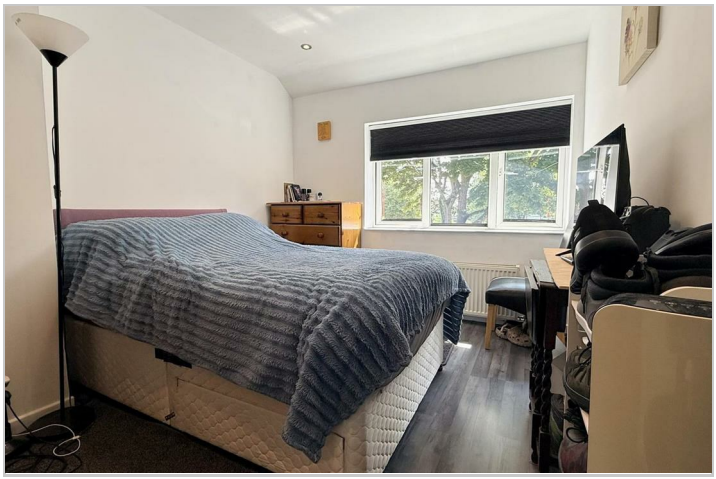


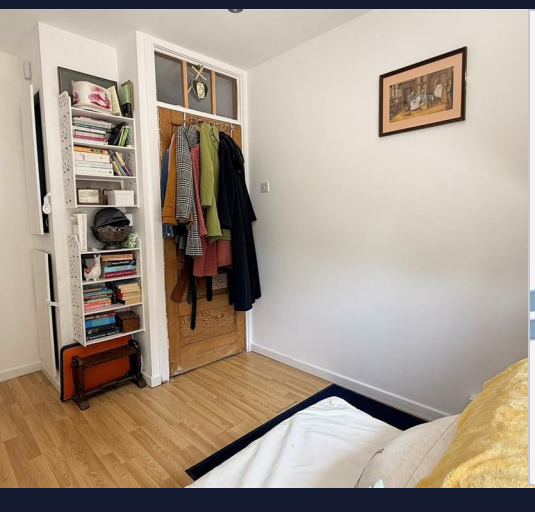


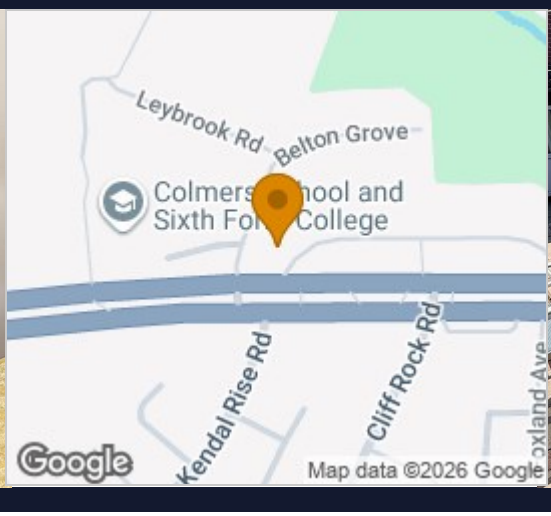


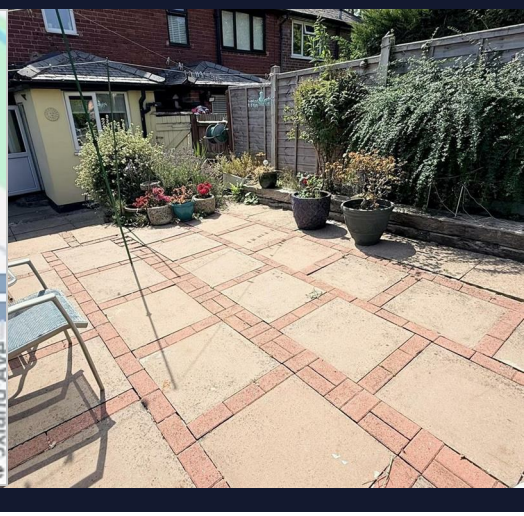




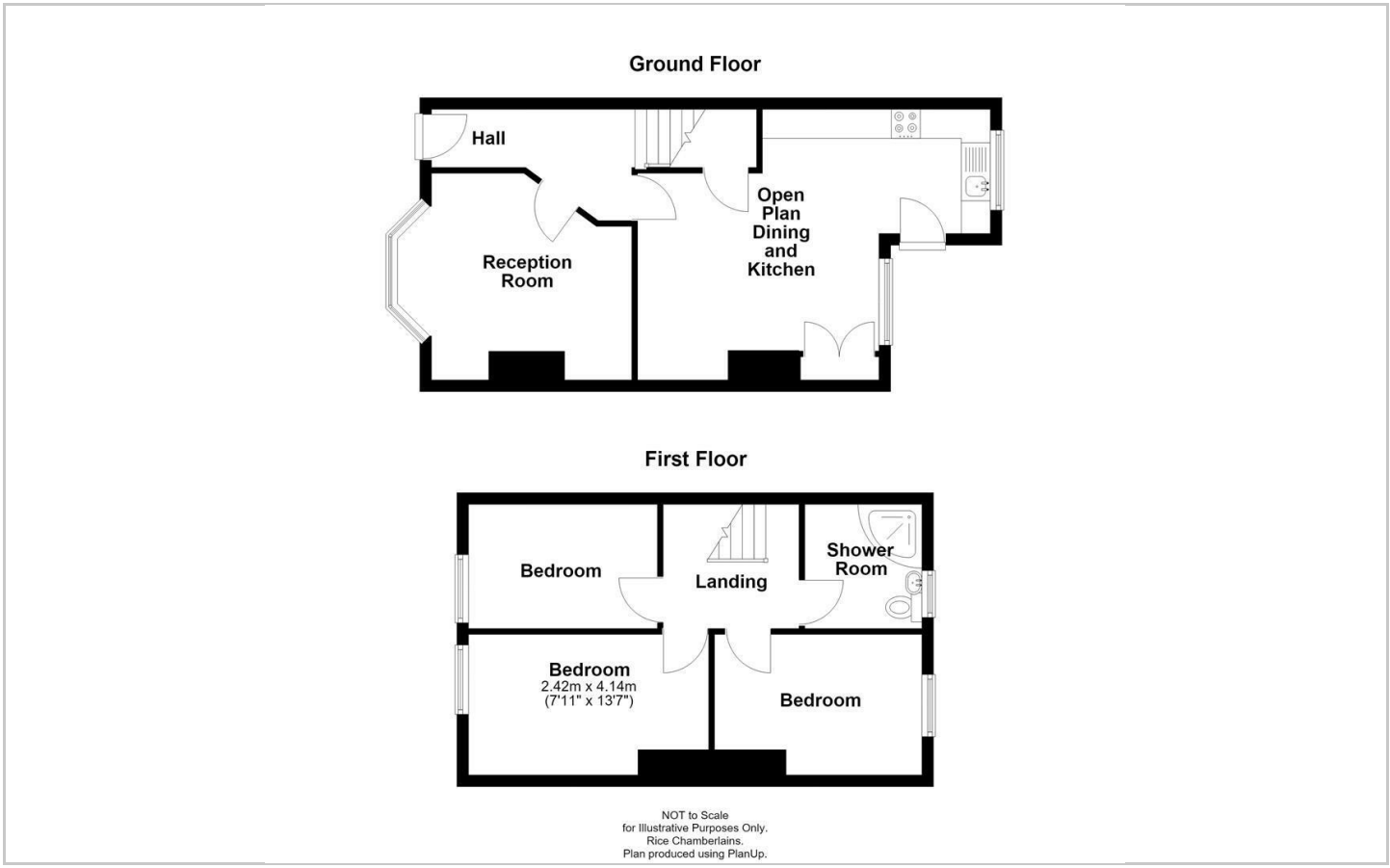








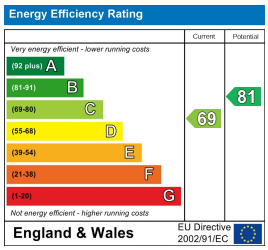
Floor Plan

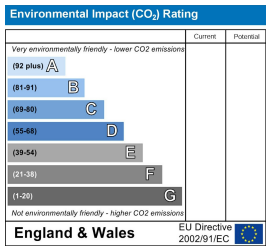


Viewing

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





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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