



## 275 Tunnel Lane

Kings Heath, Birmingham, B14 6JX

Offers In The Region Of £199,950



**\*\*TWO BEDROOM HOME WITH OFF ROAD PARKING\*\*** This two-bedroom terraced home is situated in a quiet location in Kings Heath and benefits from off-road parking. The property is conveniently located close to a range of local amenities, including shops, restaurants and local transport links into the City Centre. The property also benefits from central heating and majority double glazing (where specified). The accommodation briefly comprises an entrance hallway, living room, kitchen, side lean-to and rear garden. To the first floor there are two bedrooms and a four-piece bathroom. Energy Efficiency Rating: TBC. To arrange your viewing, please contact our Kings Norton office or visit our website.



### Approach

The property is approached via a front driveway with side access point and leads to a double glazed front entry door with glaze inset window opening into:

### Hallway

With stairs giving rise to the first floor landing, door opening into storage cupboard, ceiling light point, central heating radiator and glazed interior door opening into:

### Living/Dining Room

8'9" min x 18'1" max x 21'6" max (2.692 min x 5.52 max x 6.565 max)

With sliding double glazed patio doors giving views and access to the rear garden, double glazed bay window to the front aspect, feature brick fireplace, two ceiling light points and two central heating radiators.

### Kitchen

8'1" x 9'6" (2.474 x 2.912)

From hallway bi-folding door opens into kitchen with tiled floor, tiling to walls, double glazed window to the rear aspect, a selection of wall and base units with work surfaces over incorporating integrated oven with four ring burner hob with extractor over stainless steel sink and drainer with hot and cold mixer tap, integrated fridge, ceiling spotlights and glazed door giving access to the side lean-to.

### Lean-To

With door giving access to the front of the property, door opening into cupboard, housing the washing machine, obscured double glazed window and door giving access to the rear garden.

### First Floor Accommodation

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

### Bedroom One

14'4" max 9'10" (4.388 max 3.016)

With two double glazed windows to the front aspect, central heating radiator, ceiling light point and bi-folding door opens into useful storage.

### Bedroom Two

9'7" min x 11'1" max x 11'3" (2.933 min x 3.384 max x 3.438)

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

### Bathroom

8'6" x 5'4" (2.615 x 1.631)

With two double glazed obscured windows to the rear aspect, tiling to walls, walk-in shower cubicle with mains powered shower over, in-built shelving, ceiling spotlight point, wall mounted wash hand basin with mixer tap over and corner bath with mixer tap over.

### Rear Garden

With a slabbed patio area with steps leading to the rear of the garden, lawn area with decorative trees, plants and shrubs, panel fencing to borders and brick built outhouse and greenhouse.

### Tenure

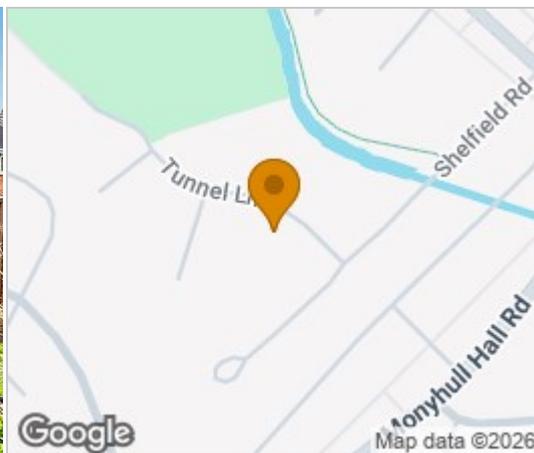
The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated

matters from their Solicitor or Surveyor prior to committing to purchase.

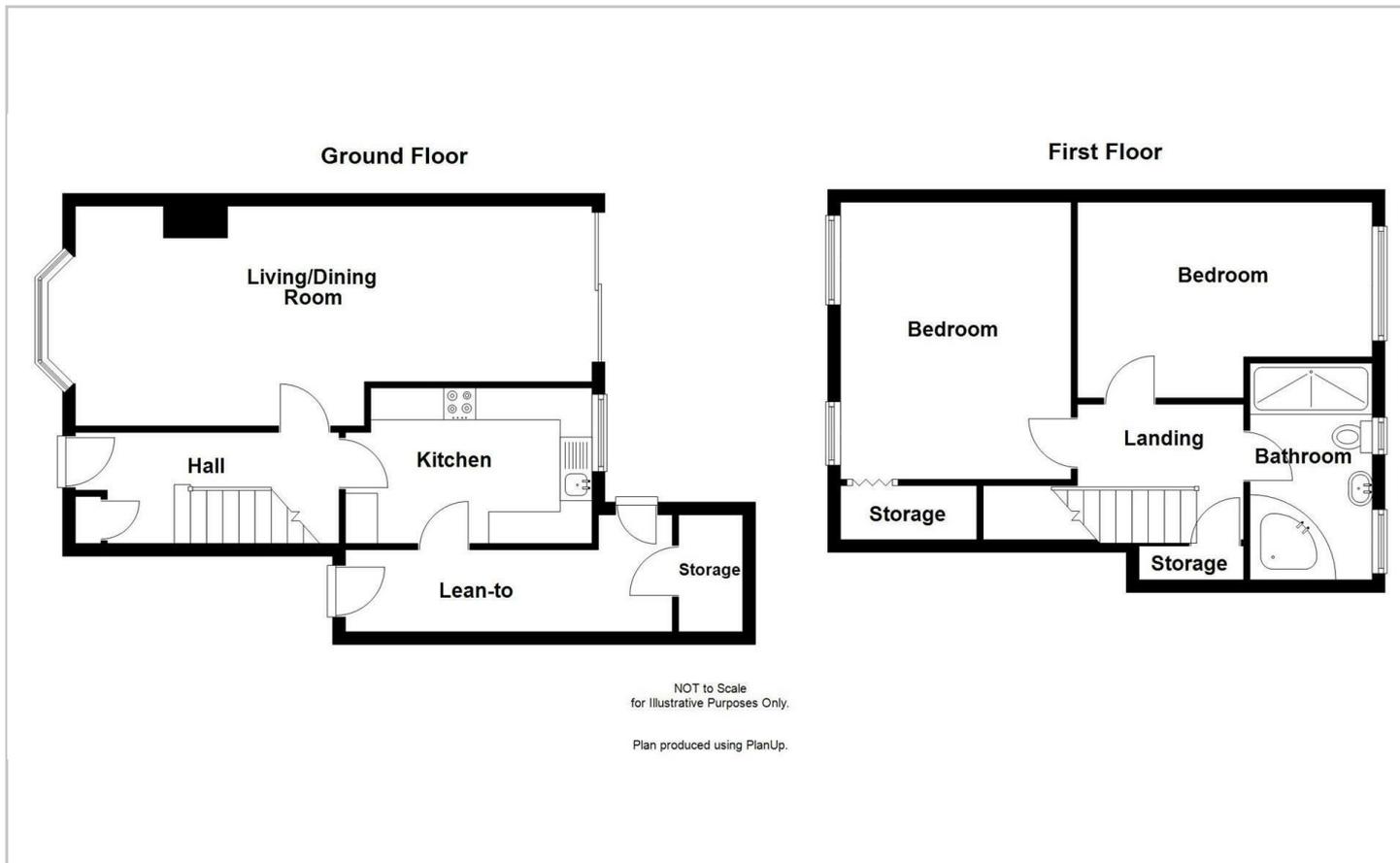
### Council Tax

According to the Direct Gov Website the Council Tax Band for Tunnel Lane Kings Heath, Birmingham, B14 6JX is a band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation by your legal representative.





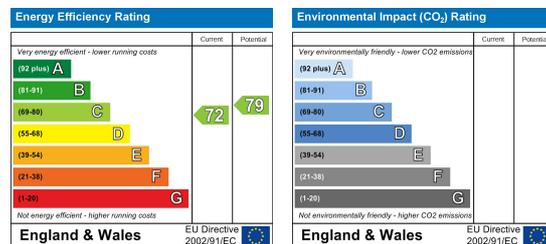
## Floor Plan



## 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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