Rice Chamberlains
ESTATE AGENTS LLP



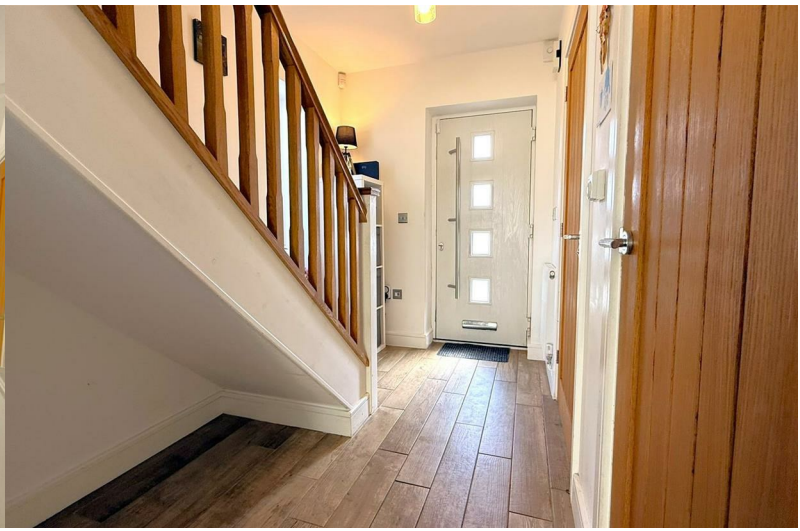
193 Redditch Road

Kings Norton, Birmingham, B38 8RH

Offers In Excess Of £450,000

4 | 2 | 2 | B





****WONDERFUL DETACHED HOME IN A POPULAR LOCATION CLOSE TO KINGS NORTON GREEN** Situated just off one of Kings Norton's most desirable roads, this stunning four-bedroom detached home offers spacious accommodation and is Ideally positioned to enjoy nearby amenities including Kings Norton Green, the nature reserve, and local parkland, the property also benefits from excellent transport links via Kings Norton train station and the M42 motorway network. Externally, the home features a driveway for multiple vehicles to the front and a garden to the rear. Internally, it benefits from double glazing throughout and gas central heating, The main entrance opens into a welcoming hallway, complete with wood-effect ceramic tiles, a frosted double-glazed window to the side, stairs rising to the first floor, a storage cupboard, radiator, and doors leading to the ground floor accommodation. The property boasts a spacious open-plan kitchen and dining area, ideal for family living and entertaining, with bi-fold doors providing views and direct access to the rear garden. A separate utility room with side access to both the front and rear of the property. There is also a living room with large windows and a guest WC. To the first floor, the property offers a well-proportioned main bedroom with en-suite, three further bedrooms, and a family bathroom. EPC rating: B. Early viewing is highly recommended to fully appreciate the size and location of this home. Please contact the Kings Norton Sales Team to arrange your appointment.**







Approach
The property is approached via a tarmacadam driveway for multiple vehicles leading to a front entry door opening into:

Hallway
With a double glazed feature window to the side aspect, ceiling light point, central heating radiator, tiled floor covering, stairs giving rise to the first floor landing, door opening into useful storage cupboard and door opening into:

Ground Floor WC
3'1" x 6'4" (0.949 x 1.937)
With an obscured double glazed window to the front aspect, wall mounted extractor fan, ceiling light point, low flush push button WC, tiling to walls, central heating radiator, wall mounted wash hand basin with mixer tap over,

Feature Open Plan Kitchen/Dining Room
27'3" max x 14'1" max (8.310 max x 4.296 max)
With tiled flooring, central heating radiator, space saving central heating radiator, bi-folding doors giving access and views to the rear garden, ceiling spotlights, feature light points and breakfast bar area. Kitchen with a selection of matching wall and base units with integrated oven and four ring burner hob with chimney style extractor over, further double glazed window to the rear aspect, one and a half bowl sink and drainer with mixer tap over, integrated fridge freezer, integrated dishwasher, door opening into useful pantry cupboard and further door opening into:

Utility
5'2" x 7'9" (1.586 x 2.366)
With continued tiling to flooring, space facility for washing machine and tumble dryer, a selection of wall and base units with work surfaces over incorporating sink and drainer with mixer tap, wall mounted Worcester boiler, ceiling spotlight point and obscured double glazed window giving access to the side aspect.

Living Room
13'11" max x 10'10"in x 12'7" max (4.260 max x 3.323min x 3.849 max)
Also accessed from the kitchen area. With central heating radiator, ceiling light point and feature large bay window to the front aspect.

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

Bedroom One
10'10" x 12'1" (3.325 x 3.704)
With door opening into useful storage cupboard, central heating radiator, ceiling light point, double glazed window to the front aspect and door opening into:

En-Suite
7'11" x 3'10" (2.437 x 1.177)
With tiled flooring, walk-in shower cubicle with mains powered shower over, tiling to walls, obscured double glazed window to the side aspect, wall mounted heated towel rail, wall mounted wash hand basin with mixer

tap over, low flush push button WC, ceiling mounted extractor fan,

Bedroom Two
10'11" x 11'10" (3.343 x 3.630)
With double glazed window t the rear aspect, ceiling light point, central heating radiator, two double wardrobes and cupboard housing the water tank.

Bedroom Three
9'11" max x 7'4" min x 13'1" max (3.027 max x 2.256 min x 3.996 max)
With double glazed window to the rear aspect, ceiling light point and central heating radiator.

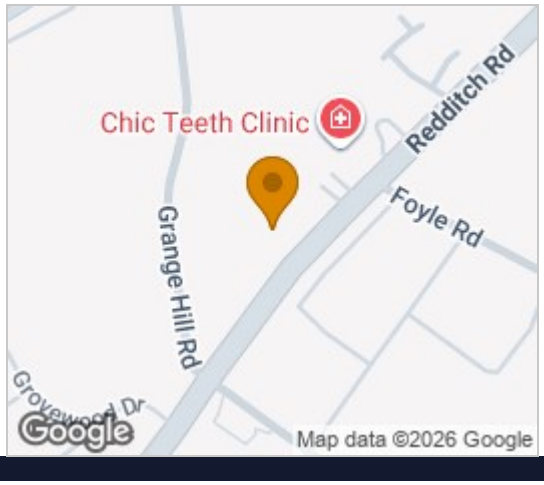
Bedroom Four
11'3" max x 8'1" min x 9'4" max (3.451 max x 2.477 min x 2.869 max)
With double glazed window t the front aspect, ceiling light point and central heating radiator.

Bathroom
5'5" x 7'11" (1.673 x 2.433)
With an obscured double glazed window to the side aspect, tiling to walls and floor, ceiling mounted extractor fan, ceiling spotlight points, bath with mixer tap over, wall mounted wash hand basin with mixer tap, low flush push button WC, walk-in shower cubicle with mains powered shower over and heated towel rail.

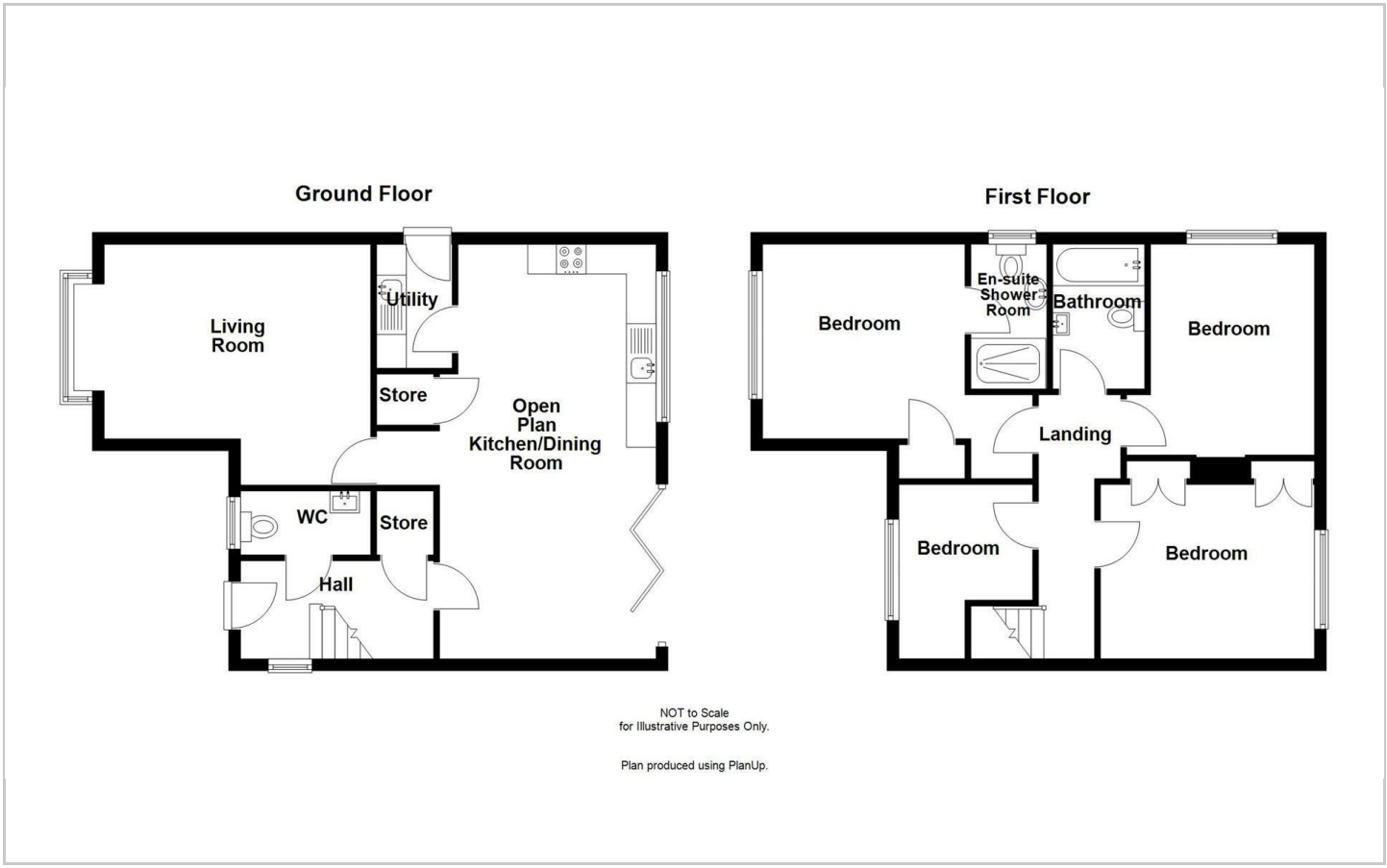
Rear Garden
Being accessed from the side of the property, utility or the kitchen diner leads to a block paved patio area with steps leading to raised lawn area with flowerbeds to borders and rear garden shed.

Council Tax
According to the Direct Gov website the Council Tax Band for 193 Redditch Road Kings Norton, Birmingham, West Midlands, B38 8RH is band F and the annual Council Tax amount is approximately £3,399.02, subject to confirmation by your legal representative.

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.



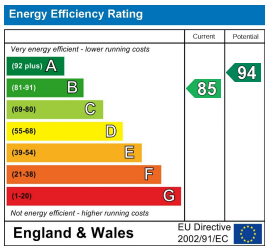
Floor Plan

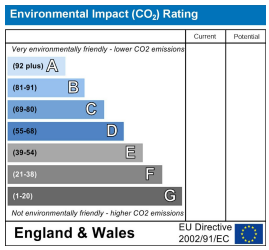


Viewing

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.

1 Redditch Road, Kings Norton, Birmingham, West Midlands, B38 8RN
Tel: 0121 459 2299 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk