Rice Chamberlains
ESTATE AGENTS LLP

1 High Meadow Road

Kings Norton, Birmingham, B38 9AP

Offers Over £250,000

3 | 1 | 2 | D

***THREE BEDROOM FAMILY HOME CLOSE TO KINGS NORTON GREEN* Located just a short walk from Kings Norton Green, this beautiful three-bedroom end-of-terrace family home occupies a desirable corner plot in one of the area's most sought-after locations. The property offers spacious and well-presented accommodation, ideally positioned for access to Kings Norton Train Station with excellent commuter links, the nearby motorway network via Redditch Road, highly regarded local schools, and the wide range of amenities on Kings Norton Green. The ground floor comprises a welcoming entrance hallway, living room, a separate dining room, and a fitted kitchen leading to the rear garden, which also provides access to a garage. Upstairs, there are two generous double bedrooms, a third single bedroom, and a family bathroom. Additional benefits include double glazing, central heating, off-road parking, and the advantage of no upward chain. EPC Rating: TBC. Early viewing is highly recommended—contact our Kings Norton Sales Team today to arrange your appointment.**

Approach

Corner plot with walling to borders, off road parking space to the side of the property with further access to the rear garden and garage, front access gate giving access into fore garden, with matured lawn area and pathway leading to the porch door and opening into:

Porch

With obscure double glazed sliding door giving access into porchway, with tiling to floor covering and double glazed interior door with accompanying window to side opening into:

Hallway

With wooden effect tiling to floor covering, ceiling light point, central heating radiator, cupboard housing the meters, stairs giving rise to the first floor accommodation, door opening into useful understairs storage cupboard and further door opening into:

Reception Room One

13'1" x 11'3" max (4.007m x 3.444m max)

With continued wooden effect tiled floor covering, ceiling light point, central heating radiator, feature fireplace with brick surround and decorative stained glass windows to the sides and further double glazed bay window with stained glass insets to the front aspect.

Reception Room Two

12'1" x 10'2" max (3.693m x 3.102m max)

With wood effect floor covering, ceiling light point, central heating radiator, two feature double glazed stained glass diamond windows to the side aspect and double glazed bay window to the rear aspect.

Extended Kitchen

5'10" x 18'9" max (1.788m x 5.740m max)

With a selection of matching wall and base units, tiling to splash backs, integrated fridge/freezer, oven and grill and 4-ring burner gas hob with extractor fan over. One and a half stainless steel sink and drainer unit with mixer tap over, slimline dishwasher, wall mounted Worcester combination boiler, breakfast bar area, ceiling spot light points, ceiling roof light, central heating radiator, double glazed window to the rear aspect, feature stained glass double glazed diamond window to the side aspects and frosted double glazed door giving access to the rear garden.

First Floor Accommodation

Access via staircase with wooden floor covering giving rise from the hallway to the first floor landing, with continued wooden effect floor covering, ceiling light point, loft access point (not inspected) and doors opening into:

Bedroom One

12'3" x 11'3" max (3.741m x 3.438m max)

With ceiling light point, central heating radiator, feature archway, two stained glass feature windows to the side aspect and double glazed bay window with stained glass insets to the front aspect.

Bedroom Two
12'2" x 10'7" max (3.713m x 3.245m max)
With ceiling light point, central heating radiator, two diamond shaped double glazed feature stained glass windows to the side aspect and double glazed bay window to the rear aspect.

Bedroom Three
6'0" x 6'4" (1.851m x 1.943m)
With ceiling light point, central heating radiator and double glazed window with stained glass insets to the front aspect.

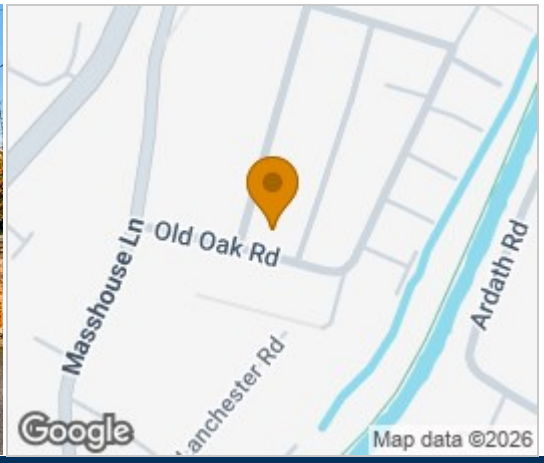
Bathroom
6'2" x 7'4" (1.904m x 2.249m)
With tiling wall to floor covering, ceiling spot light points, wash hand basin with mixer tap over, low flush push button WC, shaped bath with wall mounted electric shower attachment and glass shower screen, heated towel rail and double glazed window to the rear aspect.

Rear Garden
Accessible from the front of the property and the kitchen, with paved patio area featuring decorative planting beds, mature trees plants and shrubs, with archway leading down to the garden area with gravelled pathways, rear greenhouse, lawned area with further mature, trees plants and shrubs and giving access into:

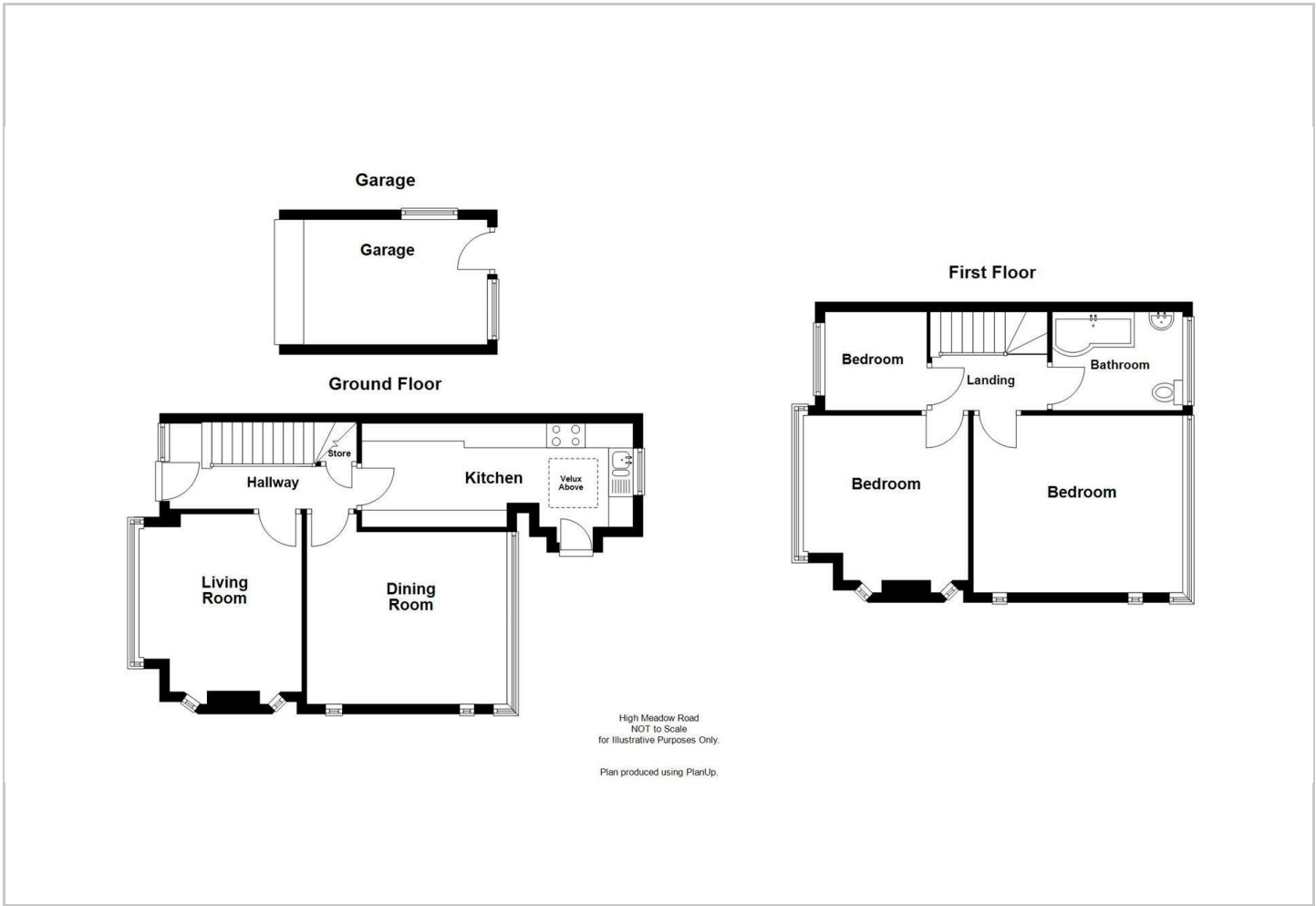
Garage
8'3" x 13'5" (2.522m x 4.108m)
With double glazed window to the side and rear aspect, double glazed door giving access to the rear garden and electric metal door to the front.

Council Tax Band
According to the Direct Gov website the Council Tax Band for 1, High Meadow Road, Kings Norton, Birmingham, West Midlands, B38 9AP is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.

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



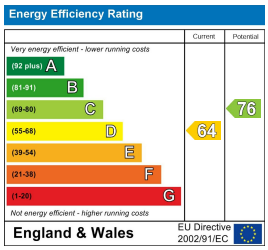
Floor Plan

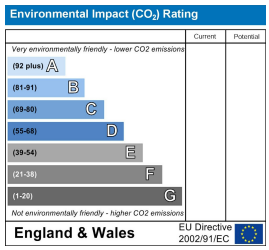


Viewing

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.

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