



## 161 Sunderton Road

Kings Heath, Birmingham, B14 6JN

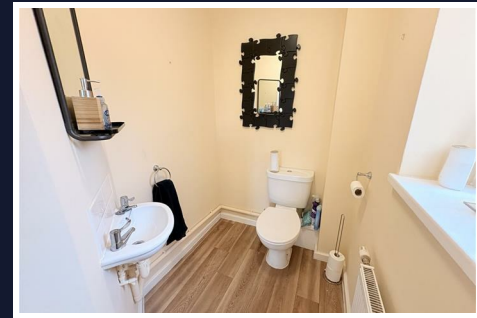
25% Shared ownership £81,250



#### SEMI-DETACHED THREE BEDROOM FAMILY HOME WITH NO CHAIN OFFERED AS 25% SHARED OWNERSHIP OR 100% OWNERSHIP!

This delightful family home is ideally located to near by amenities like shops and grocers, in catchment for schools, greenspaces like Jasmine Fields and transport routes through the city! Located on a quiet and picturesque road, this charming home is approached by a well maintained lawn, driveway and garage to the side. The internal space offers a family room, kitchen and w/c to the ground floor as well as a gorgeous south-west facing garden which is beautifully maintained and has a quaint pond as well as rear access to the garage. The top floor accommodation provides a spacious hallway, three good-sized bedrooms, storage cupboards, one homing the boiler and a family bathroom as well as loft access. The property is double glazed throughout and offers central heating. Don't miss out on this lovely home, call our Moseley office today!

Please note: The property is offered as 25% Shared Ownership with Platform Housing Group.



#### Approach

Driveway to the side providing access to the front entrance and garage as well as well maintained lawn.

#### Entrance & Hallway

The front door opens into a hallway with laminate flooring, a ceiling light point, and stairs to the first floor.

#### Living Room

11'2" x 16'4" (3.41 x 4.99 )

Dual aspect room with double glazed windows, one being a bay window to the front aspect and the second to the side aspect, two ceiling light points, decorative electric fireplace, and central heating radiator.

#### Kitchen

10'9" x 10'5" (max 13'11" ) (3.28m x 3.18m (max 4.24m ))

Fitted with wall and base units, integrated oven and grill, space for appliances, extractor fan, and sink with tiled splashback. Includes ceiling lighting, under-stairs storage, window, and door to garden.

#### Garden

Southwest-facing garden with patio, lawn, flower beds, shed, and fenced boundaries. Access from both kitchen and garage.

#### Garage

16'0" x 8'7" (4.90 x 2.62)

Brick-built with up-and-over door, rear access door, lighting, storage, and space for appliances.

#### Top floor accomodation

Stairs with carpet, handrail, and wooden banister leading to the first floor. Landing with two ceiling

light points, radiator, and a front-facing double glazed window, giving access to all bedrooms and bathroom.

#### Bedroom One

Double room with dual aspect double glazed windows to the front and to the side, radiator, and ceiling light.

#### Bedroom Two

10'6" x 9'8" (3.22 x 2.97)

Rear-facing room with radiator, ceiling light point and double glazed window.

#### Bedroom Three

15'0" x 9'2" (4.59 x 2.81)

Dual aspect room with laminate flooring, two radiators, ceiling light, and ample sockets.

#### Bathroom

7'8" x 5'9" (2.34 x 1.77)

Fitted with bath and shower, toilet, bidet, sink, storage cupboards, and opaque window.

#### Loft hatch

#### Council tax band

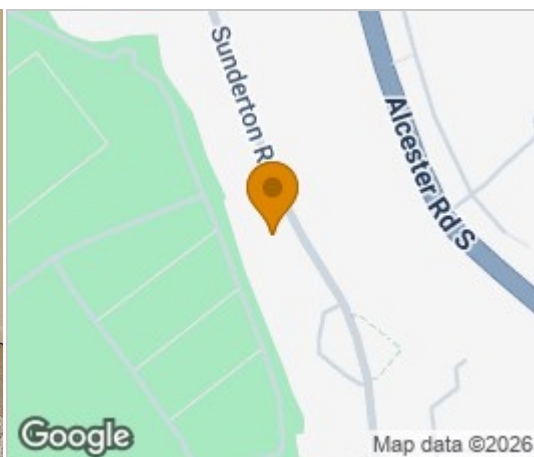
According to the Direct Gov website the Council Tax Band for 161 Sunderton Road, Moseley, Birmingham, B14 6JN is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.

#### Tenure

The vendor advises that the property is Leasehold with approximately 83 years remaining on the lease however, if purchased at 100% ownership we believe that the property will become Freehold upon

completion. The property is currently offered on a 25% shared ownership basis and therefore a rental payment of £450.43 per month and service charge of £37.58. The housing association is Platform Housing Group.





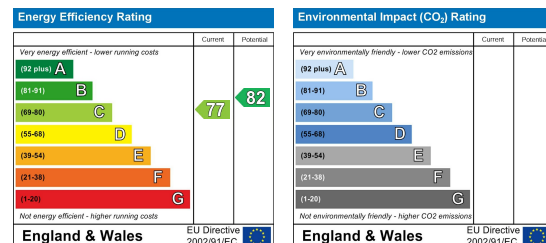
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 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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