Rice Chamberlains ESTATE AGENTS LLP



15 Glenroyde

Kings Norton, Birmingham, B38 9UT

Offers In The Region Of £210,000

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We are pleased to present this lovely home based in Kings Norton with no chain, benefiting transport links through the city and a local train station, this property is complimented by the nature reserve, local parkland, as well as it's local amenities, being just a short distance away from the Green, with its independent stores, pubs, salons and grocers as well as Kings Norton Park.
The property is benefitted with a driveway on approach, porch, leading to hallway with a storage cupboard, access to kitchen, living room and conservatory as well as further storage before leading to garage. The first floor accommodation comprises of two good sized bedrooms and bathroom. The energy efficiency rating is TBD. Call our Moseley office to book a viewing today!





Approach
The property is approached via a driveway providing parking for multiple cars then leads to a UPVC front entry door opening into:

Porch
With door opening into cupboard housing the meters, double glazed opaque window to the front aspect and UPVC double glazed opaque door with accompanying side window opens into:

Hallway
With stairs giving rise to the first floor landing, door opening into storage cupboard providing useful storage, central heating radiator, dado rail, coving to ceiling, two ceiling light points, under stairs storage and door opening into:

Kitchen
11'6" x 12'11" (3.528 x 3.942)
With a selection of wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, tiling to splash backs, double glazed window to the front aspect, tiled flooring, space for washing machine and tumble dryer, wine cooler, built-in fridge freezer, Logic cooker, microwave and hob with extractor over, coving to ceiling, ceiling spotlights and central heating radiator.

Living Room
10'2" x 17'9" (3.124 x 5.417)
With coving to ceiling, two ceiling light point, central heating radiator, door with opaque window to inner lobby and patio door giving access into:

Conservatory
9'8" x 7'11" (2.953 x 2.431)
With ceiling light point and doors to rear garden.

Inner Lobby
3'9" x 4'7" storage room (1.146 x 1.417 storage room)
With UPVC opaque door giving access to the rear garden and door opening into storage room.

First Floor Accommodation
From Hallway stairs gives rise to the first floor landing with ceiling light point, coving to ceiling, dado rail, loft access point, door opening into airing cupboard housing the boiler and doors opening into:

Bedroom One
14'4" x 8'8" (4.383 x 2.663)
With coving to ceiling, central heating radiator, two double glazed window to the rear garden, door opening into storage cupboard providing useful storage and ceiling light point.

Bedroom Two
14'4" x 8'10" (4.390 x 2.703)
With ceiling light point, central heating radiator and double glazed window to the front aspect.

Bathroom
min 4'11" x max 7'2" x 8'3" (min 1.506 x max 2.193 x 2.524)
A recently refurbished bathroom with tiled flooring, tiling to walls, a four piece bathroom suite comprising low flush WC, jacuzzi spa bath with shower attachment over, walk-in shower cubicle with rainfall shower over, sink in vanity unit with mixer tap, and Bluetooth emblem connection mirror over sink, underfloor heating, two double glazed window

to the front aspect, ceiling spotlights, ceiling extractor, wall mounted towel rail and storage cupboard providing useful storage.

Rear Garden

With patio area leading to lawned area with decorative trees and shrubs to borders and fencing surround.

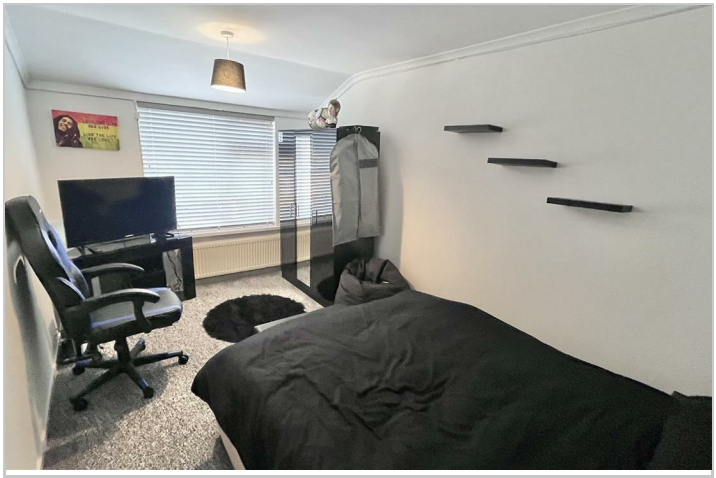
Council Tax Band

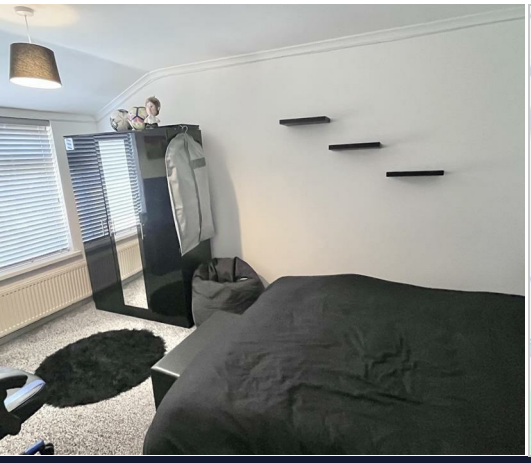
According to the Direct Gov website the Council Tax Band for Glenroyde, Kings Norton, Birmingham, B38 9UT is band B and the annual Council Tax amount is approximately £1,830.25 subject to confirmation from your legal representative.















Floor Plan



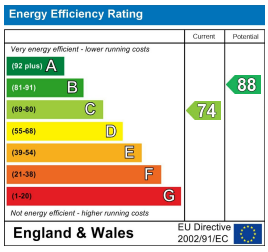
Viewing

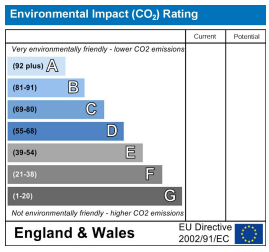
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

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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