Rice Chamberlains
ESTATE AGENTS LLP



14 County Close

Stirchley, Birmingham, B30 2QQ

Offers Over £250,000

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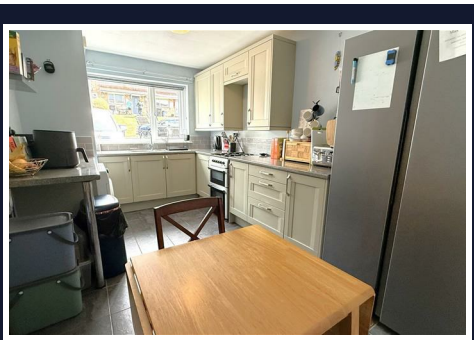
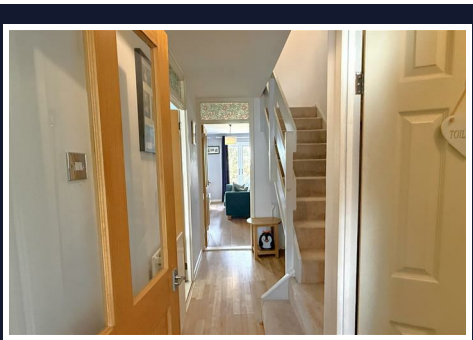
EXCELLENT THREE BEDROOM END OF TERRACE HOME – PARKING AND GREAT PLOT! Tucked away in a quiet cul-de-sac is this lovely three-bedroom end of terrace home, occupying a generous plot and ideally positioned for everything the local area has to offer. With excellent access into nearby Stirchley, the property is also well placed for Kings Heath, Bournville and Moseley, as well as the new Pineapple Station and its excellent commuter links. To the front, the property benefits from a driveway providing off-road parking, a front garden and useful side access. Internally, the accommodation comprises an entrance porch, hallway with ground floor WC, kitchen/dining room and a spacious living room. Outside, a particular highlight is the excellent rear and side garden, providing plenty of space to enjoy. To the first floor are two good-sized double bedrooms, a generous single bedroom and a refitted family bathroom. Offering well-proportioned accommodation, off-road parking and a great plot in a convenient location, this would make a fantastic home. To arrange your viewing, please contact our Bournville sales team!







Approach

This well presented three bedroom end of terrace is approached via a herringbone brick front driveway providing off street parking for two vehicles including a side access point to the rear garden, fore lawn with steps leading down to a double glazed front entry door opening into:

Entrance Porch

With laminate wood floor covering, wall mounted gas meter, storage space and glazed internal door opens into:

Hallway

With stairs giving rise to the first floor, central heating radiator, continued laminate floor covering, under stairs storage area and internal door opens into:

Ground Floor WC

5'07" x 2'07" (1.70m x 0.79m)

With low flush WC, double glazed window into porch, ceiling light point, wall hung hash has basin with hot and cold taps and tiled effect floor covering.

Kitchen/Dining Room

14'11" x 8'08" (4.55m x 2.64m)

Accessed via a glazed Oak internal door the kitchen is fitted with a range of light grey matching wall and base units with roll-edge work surfaces, incorporating a one-and-a-half bowl stainless steel sink and drainer with hot and cold mixer tap. Space and plumbing are provided for a gas cooker, washing machine and American-style fridge freezer. Further benefiting from a double-glazed window to the front aspect, ceiling light point, central heating radiator and breakfast bar area.

Living Room

15'01" x 14'11" (4.60m x 4.55m)

From hallway Oak glazed internal door opens into a spacious living room with double glazed French doors and further double glazed windows to the rear, two ceiling light points, inset electric contemporary fire with wooden mantle piece and surround, laminate floor covering and central heating radiator.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling loft point, loft access point and oak internal doors opening into;

Bedroom One

8'10" x 13'04" (2.69m x 4.06m)

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

Bedroom Two

8' x 16'05" (2.44m x 5.00m)

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

Bedroom Three
6'08" x 11'08" (2.03m x 3.56m)
With double glazed window to the rear aspect, ceiling light point, central heating radiator and laminate wood floor covering.

Re-Fitted Bathroom
9' x 5'11" (2.74m x 1.80m)
Contemporary bathroom suite comprising a panelled bath with mains-powered shower over, hot and cold mixer tap and additional shower attachment, wall-mounted wash hand basin with useful storage beneath and mixer tap, and a push-button low-flush WC. Further benefiting from contemporary tiling to splashback areas, frosted double-glazed window to the front aspect, tile-effect flooring, heated chrome towel rail, ceiling light point and a useful boiler cupboard housing the hot water tank with additional storage space.

Rear Garden
Occupying an excellent end-of-terrace corner plot, the property benefits from a generous rear and side garden. An initial block-paved patio area leads onto the main garden, which is predominantly laid to lawn with mature planting and decorative flowerbeds to the borders. A pathway continues around the side of the property to a hardstanding area for a garden shed and a further garden area, with a wooden gate providing access to the front driveway.











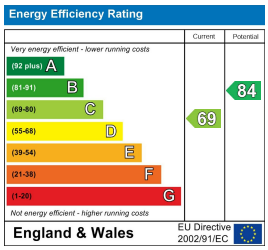

Floor Plan

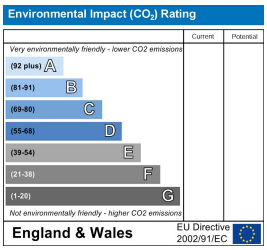


Viewing

Please contact our Bournville Office on 0121 458 1123 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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