



## 79 Middleton Hall Road

Kings Norton, Birmingham, B30 1AG

Offers Over £290,000





**\*A CHARACTER LINK-DETACHED HOME IN A GOOD LOCATION – NO ONWARD CHAIN!\***

This unusual link-detached family home is set in a popular location with excellent access to nearby amenities, including the shopping facilities of Cotteridge, Kings Norton, Northfield and Bournville. The area is also well served by highly regarded schools, local parks and superb transport links, with Kings Norton train station providing easy connections to the QE Hospital, Birmingham University and the City Centre. The property itself has been well cared for over the years and offers excellent further potential. The accommodation briefly comprises: front driveway, entrance hall, guest cloakroom with storage, living and dining room, rear snug, fitted kitchen, side garage, rear lean-to/office, and a lovely mature garden. To the first floor there is a generous main bedroom with fitted wardrobes, two further well-proportioned bedrooms and a modern family bathroom. Being offered with no onward chain, this is a fantastic opportunity to secure a home with character and potential in a highly convenient location. To arrange your viewing, please contact our Bournville sales team



### Approach

This quirky three bedroom link detached property is approached via a block paved front driveway providing off street parking for multi vehicles with access to side garage and mature front fore garden with hedgerows and decorative flowerbeds to border and leading to frosted double glazed front entry door opening into:

### Entrance Hallway

With ceiling light point, wall mounted electric fuse box, further frosted double glazed window to the front aspect and oak interior door opening into:

### Guest WC

6'0" x 4'9" (1.83 x 1.45 (1.84 x 1.46))

With low flush WC, wash hand basin on pedestal with hot and cold taps, fully tiled to all splash backs, central heating radiator, ceiling light point, also incorporating in-built storage cupboards to alcoves and double louvre door to walk-in under stairs storage providing useful storage space.

### Living/Dining Room

11'5" x 16'2" (3.48 x 4.93)

From hallway oak glazed interior door opening into spacious living/dining room with double glazed aluminium window to the front aspect, central heating radiator, two ceiling light points, cornice to ceiling, stairs giving rise to the first floor landing and further oak door opening into:

### Living Room/Snug

10'11" x 7'7" (3.33 x 2.31)

With double glazed sliding patio doors to the rear garden, central heating radiator, ceiling light point and cornice to ceiling.

### Kitchen

11'10" x 10'8" (3.61 x 3.25)

From living room an oak door opening into kitchen with a matching selection of hardwood wall and base units with roll edge work surfaces incorporating stainless steel sink and drainer with mixer tap over, double glazed window to the rear aspect, recess spotlight to ceiling, cornice to ceiling, tile effect floor covering, space facility for dishwasher, integrated double Bosch oven and four ring burner electric hob with in-built extractor, wall mounted Worcester Bosch combination boiler, further under stairs storage area, central heating radiator, space facility for fridge freezer and door opening into:

### Garage

20'8" x 7'9" (6.30 x 2.36 (6.31 x 2.35))

With metal opening doors to driveway, two strip ceiling light points, space facility for washing machine, further space facility for tumble dryer and interior door opening into:

### Conservatory/Lean-to

8'0" x 7'2" (2.44 x 2.18)

With double glazed sliding patio doors to the rear garden, recessed spots to ceiling and central heating radiator.

### First Floor Accommodation

From living room turning staircase with vaulted ceiling, gives rise to the first floor landing with recessed spots to ceiling, loft access point and interior door opening into:

### Bedroom One

With double glazed window to the rear aspect, a selection of in-built quadruple wardrobes plus

overbed storage and side wardrobe space, ceiling light point and central heating radiator.

### Bedroom Two

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

### Bedroom Three

9'2" x 8'10" (2.79 x 2.69)

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

### Bathroom

5'11" x 6'5" (1.80 x 1.96)

A modern bathroom suite comprising three piece bathroom suite with panel bath with hot and cold mixer tap with electric shower over and glass shower screen, wash hand basin on pedestal, push button low flush WC, frosted double glazed window to the side aspect, fully tiled to all walls and splash backs, ceiling light point, central heating radiator and tiled effect floor covering,

### Rear Garden

Accessed via lean-to or rear snug gives access to decking area stretching the whole wide of the property leading onto a well maintained mature garden with a varied selection of lawns, mature

plants, trees and shrubs and decorative flowerbeds, panel fencing to borders and hardstanding housing pitch roof garden shed to the rear.





