



61 Rednal Road

Kings Norton, Birmingham, B38 8DT

Offers In The Region Of £250,000











Rice Chamberlains are delighted to bring to the market this delightful mid-terraced property located close to all of the local amenities which include; the historic village green along with the Kings Norton Nature Reserve, Kings Norton Park, Kings Norton train station with its excellent commuter links to the QE hospital, University of Birmingham and also the City Centre. This lovely home is set behind a driveway with front door leading to a welcoming hallway, and further offering two good sized reception rooms, extended kitchen/dining area and access to a beautiful rear garden. On the first floor are two bedrooms accompanied by a family bathroom with a four piece suite comprising bath, separate shower, W.C. and wash basin. The property also offers a cellar and off road parking. EPC Rating E. An internal viewing is highly recommended to fully appreciate all this property has to offer and can be arrange via our Kings Norton Office.







Approach

Approached via a front driveway giving to front entry door opening into;

Hallway

With a ceiling light point, stairs rising to the first floor accommodation, central heating radiator and doors opening into:

Reception Room One

11'5" x 10'1" (max) (3.5 x 3.09 (max))

With a double glazed bay window to the front aspects with secondary glazing, cornice to ceiling, ceiling light point, central heating radiator and decorative wooden fire surround.

Reception Room Two

12'5" x 10'0" (max) (3.79 x 3.07 (max))

With a double glazed window to the rear aspects, ceiling light point, central heating radiator, decorative tiled fre surround and open doorway with step leading down to:

Kitchen Area

11'11" x 7'3" (3.65 x 2.21)

With a ceiling light point, double glazed door giving access to the rear garden, double glazed window to the side aspects, folding door giving access to storage area ad access to the cellar, a selection of matching wall and base units, space facility for: washing machine, tumble dryer, oven and fridge freezer, ceiling light point, stainless steel sink and drainer unit with mixer tap over and open archway to:

Dining Area

8'3" x 6'1" (2.53 x 1.87)

With an obscure double glazed window to the side aspects, sliding double glazed door giving access to the rear garden, central heating radiator and ceiling light point.

Landing

With a ceiling light point, door opening into storage cupboard with a ceiling light point and loft access point, and further doors opening into:

Bedroom One

13'9" (max) x 11'5" (4.2 (max) x 3.48)

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

Bedroom Two

12'3" x 7'4" (max) (3.75 x 2.26 (max))

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

Bathroom

11'11" (max) x 7'2" (max) (3.64 (max) x 2.2 (max))

With partially tiled walls, central heating radiator, ceiling light point, obscure double glazed window to the side aspects, and four piece bathroom suite comprising low flush WC, wash hand basin with two taps over in vanity unit, bath with two taps over and walk in shower cubicle with electric shower attachments.

Cellar

not measured (not measured)

With a ceiling light point.

Rear Garden

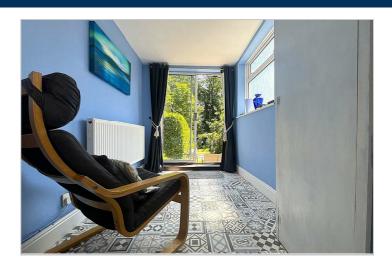
Accessed from either the kitchen area or dining area, leading to patio area, with shared access way to the neighbouring properties, further leading to mature lawned area with a selection of decorative plants, flowers, trees and shrubs, and with rear garden shed.

Tenure

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

Council Tax Band

According to the Direct Gov Website the Council Tax Band for 61 Rednal Road, Kings Norton B38 8DT, Birmingham is a band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation by your legal representative.















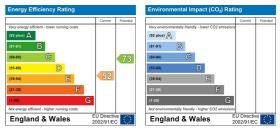
Floor Plan



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 persons: lettings, financial services, surveying services and conveyancing.