



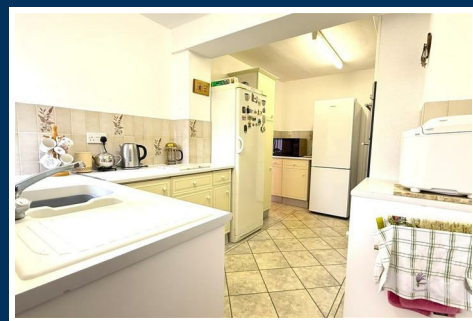
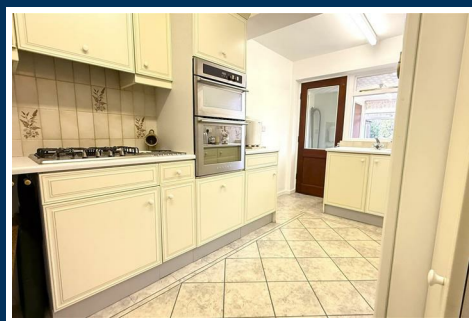
123 Lazy Hill

Kings Norton, Birmingham, B38 9NY

£250,000



THREE BEDROOM SEMI DETACHED FAMILY HOME WITH NO UPWARD CHAIN! Offered with no upward chain, this extended three-bedroom semi-detached family home is located in a highly sought-after estate, ideally positioned for access to local schools, Kings Norton Green, shopping facilities, public transport, and the motorway network. The property features a private driveway, porch, entrance hall, a spacious living room with doors leading to an extended dining area, a fitted kitchen, utility space, guest WC, garage, and a generously sized rear garden. Upstairs offers three bedrooms and shower room. Additional benefits include double glazing and central heating (where specified). A fantastic opportunity for families or buyers looking for a well-located and spacious home with scope to personalise. EPC Rating D.



Approach

The property is approached via a front garden and driveway for off road parking, mature lawn area with decorative flowerbeds to borders, access to garage with electric door and a double glazed front entry door opening into:

Porch

With tiled flooring, double glazed windows to the side and front respectively, obscured single glazed door to hallway and wooden front entry door opening into:

Hallway

With space saving central heating radiator, ceiling light point, stairs giving rise too the first floor landing, door opening into storage cupboard housing meters and door opening into:

Living Room

14'2" max x 12'8" max (4.32m max x 3.86m max)

With double glazed window to the front aspect with powered vertical blinds and programmable powered curtains, feature brick built fireplace, ceiling light point and obscured glazed doors giving access into:

Dining Room

14'2" x 8'11" max (4.330 x 2.734 max)

With double glazed sliding door giving access to the rear garden with vertical blinds and powered sun canopy, central heating radiator, ceiling light point and open walkway into:

Kitchen

10'11" max x 8'3" max (3.336 max x 2.528 max)

With tiled flooring, tiling to splash backs, double glazed window to the rear aspect, double glazed window overlooking the utility area, tiled flooring. Kitchen area with access to pantry area, a selection of wall and base units with work surfaces over incorporating integrated

oven and grill, four ring burner gas hob with extractor over, space facility for fridge freezer, one and a half sink and drainer with hot and cold mixer tap, ceiling strip light point, wall mounted Worcester combination boiler and glazed interior door opening into utility area.

Pantry

With a single glazed window to the side aspects, shelving and switched water stop valve.

Utility Area

6'1" x 9'0" max (1.872 x 2.760 max)

With double glazed door giving access to the rear garden, double glazed windows to the rear and side respectively, space facility for washing machine/dryer and dishwasher, ceiling strip light point, tiled flooring, door opening into garage and further door opening into:

Ground Floor WC

5'0" x 2'6" (1.527 x 0.782)

With low flush push button WC, ceiling light point, corner wall mounted wash hand basin with two taps over, tiling to splash back areas and obscured glazed window to the rear aspect.

First Floor Accommodation

With obscured double glazed obscured window to the side aspect, ceiling light point, loft access point, useful storage area and doors opening into:

Bedroom One

9'9" x 11'6" max (2.979 x 3.506 max)

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

Bedroom Two

10'9" x 9'2" (3.285 x 2.806)

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

Bedroom Three

8'2" max x 6'11" min x 8'3" max (2.500 max x 2.126 min x 2.532 max)

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

Shower Room

8'0" x 5'5" (2.447 x 1.673)

With an obscured double glazed window to the rear aspect, ceiling light point, door opening into airing cupboard housing the hot water tank, tiling to splash back areas, walk-in shower cubicle with electric shower over, wash hand basin on pedestal with two taps over, low flush WC and central heating radiator.

Rear Garden

With a paved patio area and pathway leading to the rear, mature lawn area with decorative trees, plants and shrubs to borders, greenhouse, garden shed and double glazed door gives rear access to the garage.

Garage

32'2" x 9'0" (9.817 x 2.759)

With metal electronic door, double glazed door to the rear garden and light point.

Council Tax

According to the Direct Gov website the Council Tax

Band for 123 Lazy Hill, Kings Norton, Birmingham, West Midlands, B38 9NY is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.

Tenure

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





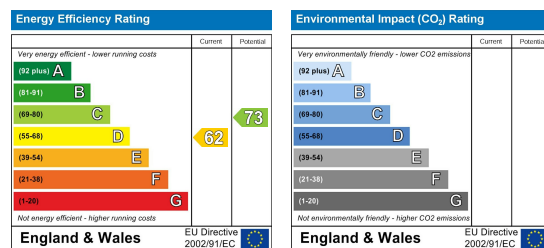
Floor Plan



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 person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.