



785 Longdales Road

Kings Norton, Birmingham, B38 9UN

Offers In The Region Of £220,000



****FOUR BEDROOM HOME IN KINGS NORTON WITH NO UPWARD CHAIN!!**** We are delighted to offer to the market this four bedroom, end of terrace home in Kings Norton. Within close proximity of all local amenities and motorway links. The property accommodation briefly comprises; fore garden, porchway, entrance hallway, ground floor WC, living room, kitchen and dining room, and stairs rising to the first floor accommodation four bedrooms and family bathroom. The property further benefits from central heating, double glazed (where specified), and rear garden. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Kings Norton Office.



Approach

The property is approached via a pathway with lawned area and bushes to borders and leading to a front entry door opening into:

Entrance Porch

With laminate wood effect floor covering, single glazed obscured window to the side aspect, door opening into useful storage cupboard housing meters and further door opening into:

Hallway

With a central heating radiator, two ceiling light points, stairs giving rise to the first floor landing, door opening into useful storage cupboard with ceiling light point and further doors opening into:

Downstairs WC

5'7" x 2'8" (1.726 x 0.827)

With obscured double glazed window to the front aspect, ceiling light point, low flush push button WC, corner mounted wash hand basin with two taps over, tiling to splash backs areas and central heating radiator.

Living Room

15'7" x 10'5" (4.754 x 3.185)

With two double glazed windows to the front aspect, two ceiling light points and central heating radiator.

Kitchen/Diner

10'4" x 19'7" (3.153 x 5.979)

Kitchen area with double glazed window to the rear aspect, ceiling light point, tiled flooring, space facility for fridge freezer, space facility for washing machine, a selection of matching wall and base units with work surfaces over incorporating integrated

oven, four ring burner gas hob with extractor over, stainless steel sink and drainer with mixer tap over, tiling to splash back areas and opens into dining area. With central heating radiator, ceiling light point, double glazed door with accompanying side window giving views and access to the rear garden and door opening into useful storage cupboard.

First Floor Accommodation

From landing stairs gives rise to the first floor landing with loft access point, two ceiling light points, obscured double glazed window to the side aspect, door opening into storage cupboard housing central heating boiler and further doors opening into:

Bathroom

6'0" x 6'6" (1.850 x 2.001)

With an obscured double glazed window to the rear aspect, tiling to walls, central heating radiator, bath with two taps over and wall mounted shower over, ceiling mounted extractor fan, ceiling light point, wash hand basin on pedestal with two taps over and low flush push button WC.

Bedroom One

9'11" x 13'6" (3.048 x 4.119)

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

Bedroom Two

13'6" max x 9'5" max (4.117 max x 2.887 max)

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

Bedroom Three

7'8" max x 9'7" max (2.346 max x 2.937 max)

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

Bedroom Four

12'8" x 5'9" (3.880 x 1.773)

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

Rear Garden

With an out building, paved patio area with pathway leading to the rear o the garden with mature lawn with mature trees, plants and shrubs to borders and a side access gate.

Tenure

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

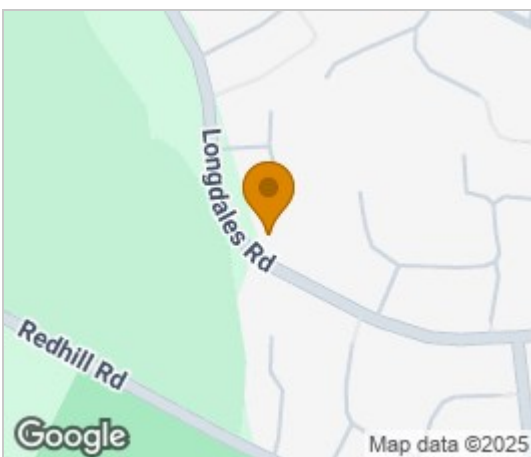
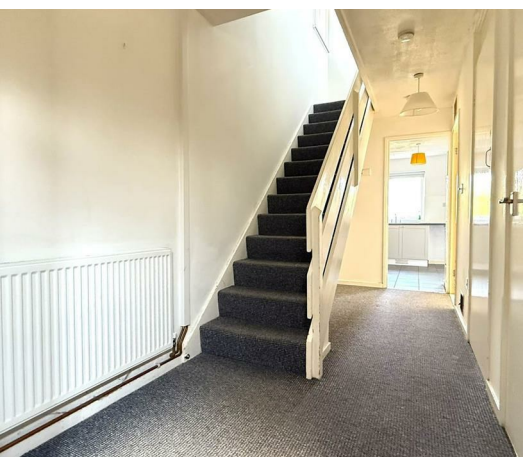
Council Tax

According to the Direct Gov website the Council Tax Band for Longdales Road, Kings Norton. Birmingham, West Midlands B38 9UN is band B and the annual Council Tax amount is approximately £1739.89, subject to confirmation from your legal representative.

Rice Chamberlains has not tested any fixtures,

heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





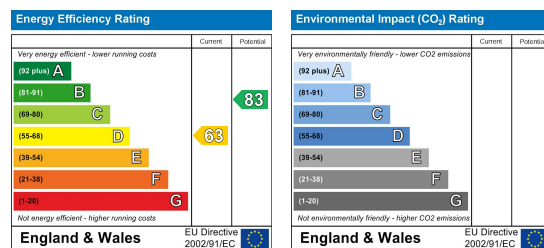
Floor Plan



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.