



16 Cherhill Covert

Druids Heath, Birmingham, B14 5YB

Offers In The Region Of £195,000



****THREE BEDROOM END OF TERRACE HOME**** Offering this three bedroom, end of terrace property situated in this popular location on Cherhill Covert and comprising: fore garden, entrance porch, reception hallway, living room, kitchen diner with French doors giving views and access to the rear garden and outside storage. To the first floor there are three bedrooms and shower room. The property benefits from majority double glazing (where specified), warm air heating and an allocated parking space. EPC rating TBC. Viewing is highly recommended to fully appreciate the accommodation on offer and can be arranged by contacting Rice Chamberlains - Kings Norton.



Approach

The property is approached via a fore garden with mature lawned area and decorative flowerbeds with mature plants and shrubs to borders and pathway leading to a front entry obscured double glazed door with accompanying double glazed window to the side opening into:

Porch

With a single glazed obscure window to the side aspect, door opening into useful storage cupboard housing meters and double glazed door opening into:

Entrance Hallway

With laminate wood effect floor covering, ceiling light point, stairs giving rise to the first floor accommodation and doors opening into:

Downstairs WC

2'8" x 4'10" (0.818 x 1.486)

With a corner mounted wall mounted wash hand basin with two taps over, obscured single glazed window overlooking the porch area, low flush WC, continued laminate wood effect floor covering and ceiling light point.

Living Room

14'8" x 11'7" (4.494 x 3.537)

With laminate wood effect floor covering, double glazed window to the front aspect, feature decorative fireplace and two ceiling light points.

Kitchen/Diner

8'9" x 17'6" (2.692 x 5.355)

Kitchen area with tiled flooring, a selection of matching wall and base units with work surfaces

incorporating integrated oven, four ring burner gas hob with extractor over, double glazed window to the rear aspect, tiling to splash back areas, strip ceiling light point, integrated fridge and freezer, space facility for washing machine and opens out to the dining area. With double glazed French doors giving access to the rear garden, two useful storage cupboards, ceiling light point and laminate wood effect floor covering.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with two ceiling light points, loft access point, over stairs storage cupboard and doors opening into:

Bedroom One

13'6" max 11'7" max x 8'9" min (4.130 max 3.532 max x 2.692 min)

With laminate wood effect floor covering, ceiling light point and double glazed window to the front aspect.

Bedroom Two

10'9" max x 12'9" max (3.295 max x 3.893 max)

With laminate wood effect floor covering, ceiling light point and double glazed window to the rear aspect,

Bedroom Three

8'6" x 7'10" (2.603 x 2.391)

With laminate wood effect floor covering, ceiling light point and double glazed window to the front aspect.

Shower Room

6'6" x 6'0" (1.984 x 1.844)

With an obscured double glazed window to the rear aspect, tiling to walls, low flush push button WC, wash hand basin in vanity unit with mixer tap over, walk-in shower cubicle with shower attachment over, ceiling light point and laminate wood effect floor covering.

According to the Direct Gov website the Council Tax Band for 16, Cherhill Covert Druids Heath, Birmingham, West Midlands, B14 5YB is band B and the annual Council Tax amount is approximately £1739.89, subject to confirmation from your legal representative.



Rear Garden

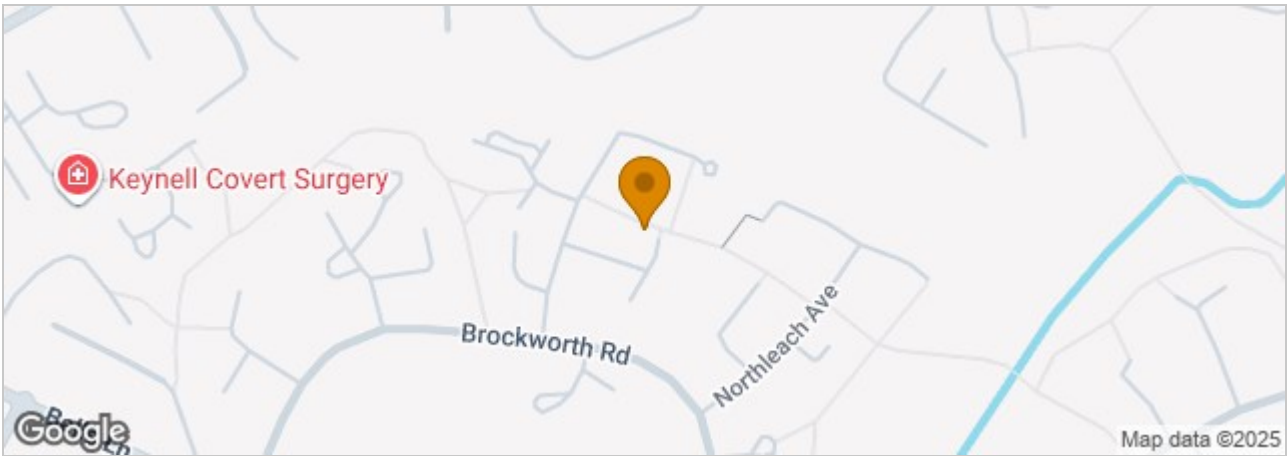
With a block paved patio area, outhouse, lawned area to the rear and fencing to all borders.

Tenure

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

Council Tax





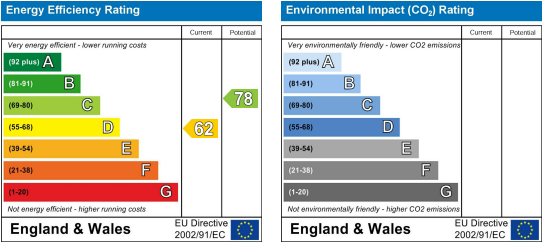
Floor Plan



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.