



## 1 Marsh End

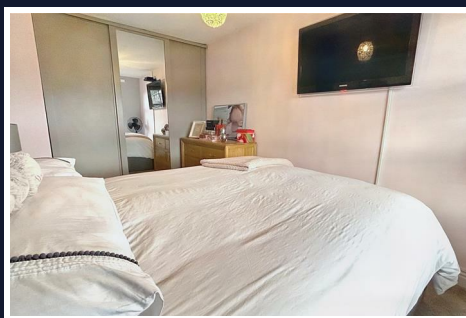
Kings Norton, Birmingham, B38 9BB

Offers Over £365,000





**\*FOUR BEDROOM DETACHED HOME!\*** Located in this popular location, with excellent access to nearby Kings Norton and also of the local points of interest due to the nearby transport links. In brief the accommodation comprises; fore garden with a driveway for multiple cars, porch, entrance hallway, living room, modern kitchen with open access to conservatory, guest WC and rear garden. To the first floor there are three bedrooms, a family bathroom and stairs rising to the fourth bedroom with ensuite shower room and bi-fold doors giving panoramic views! The property further benefits from central heating, double glazing and No Upward Chain. Energy Efficiency Rating D. To arrange your viewing of this beautiful home please call our Kings Norton Office.



### Approach

The property is approached via a block paved driveway with lawned area and potted plants leading to garage and double glazed front entry door with an accompanying window to the side opening into:

### Porch

With tiled flooring, double glazed window to the side overlooking the living area, obscured window overlooking the toilet area, ceiling spotlights and front entry door opening into:

### Hall

With laminate wood effect floor covering, wall mounted light point, stairs giving rise to the first floor and door opening into:

### Ground Floor WC

2'8" x 5'3" max (0.819 x 1.609 max)

With double glazed obscure window to the front aspect, tiled flooring, tiled walls, ceiling spotlight points, push button low flush WC, feature wash hand basin with mixer tap over and heated towel rail.

### Living Room

12'6" max x 18'11" max (3.815 max x 5.787 max)

From hallway walkway into living room with laminate wood effect floor covering, double glazed bay window to the front aspect with feature spotlights to bay area, two wall mounted light points, central heating radiator and door opening into:

### Kitchen

10'1" x 15'9" (3.088 x 4.810)

With ceiling spotlight points, under stairs storage area, obscured double glazed door giving access to the rear garden, central heating radiator, double glazed window overlooking the conservatory, laminate wood effect floor covering, a selection of matching wall and base

units with feature island with decorative lighting above and charging points, integrated fridge and freezer, integrated oven, five ring burner gas hob with extractor over and open walkway into:

### Conservatory

12'6" x 15'11" (3.814 x 4.876)

With obscured double glazed window to the one side and further double glazed window to the side and rear aspect, double glazed French door to the side aspect giving access to the rear garden, laminate wood effect flooring and central heating radiator.

### First Floor Landing

From hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, door opening into useful storage cupboard, stairs giving rise to the top floor and doors opening into:

### Bathroom

6'6" x 5'4" (1.985 x 1.637)

With obscured double glazed window to the rear aspect, bath with rainfall shower attachment above and mixer tap, wash hand basin on pedestal with mixer tap over, low flush push button WC, tiling to walls, ceiling spotlight points, heated towel rail and tiled floor.

### Bedroom One

12'5" x 8'5" (3.800 x 2.568)

With double glazed window to the front aspect, ceiling light point, central heating radiator and sliding doors opening into built-in wardrobe.

### Bedroom Two

9'1" x 10'1" (2.784 x 3.079)

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

### Bedroom Three

7'3" x 9'5" (2.222 x 2.885)

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

### Bedroom Four

12'2" max x 9'0" min x 16'1" max (3.715 max x 2.747 min x 4.906 max)

With two velux roof lights, ceiling spot light points, bi-fold door with glass juliette balcony to the rear aspect and door opening into an en suite shower room;

### En suite

5'4" x 5'10" (1.636 x 1.780)

With obscure double glazed window to the rear, ceiling spot light points, walk in shower cubicle with mains powered shower, low flush push button wc, washing hand basin will be in vanity unit, centrally heated towel rail, is accessed via the first floor landing with panoramic views;

### Rear Garden

With side access point to the front of the property, block paved patio area with fence giving access to the lawned area, panel fencing to borders and potted planting areas.

### Garage

rear area 11'1" x 7'0" front area 7'10" x 11'4" (rear area 3.385 x 2.144 front area 2.392 x 3.461)

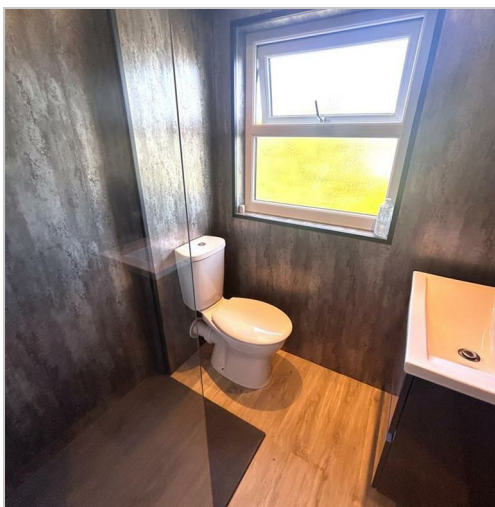
Being accessed from the front or rear aspect, rear area with ceiling strip light points, space facility for tumble dryer, double glazed obscured door giving access to the rear garden, front area with metal up and over door, further ceiling strip light point and wall mounted meters.

### Council Tax

According to the Direct Gov Website the Council Tax Band for Marsh End, Kings Norton, Birmingham. B38 9BB is D and the annual Council Tax amount is approximately £2,237.00, subject to confirmation from your legal representative.

### Tenure

The agent understands that the property is Leasehold however vendor has informed us that the freehold will be purchased upon completion.. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.







## Floor Plan

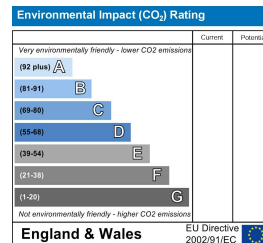
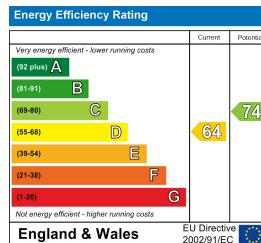
Marsh End  
For illustrative purposes only, NOT to scale.



## 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



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

### 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.

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