



## 50 Heathside Drive

Kings Norton, Birmingham, B38 9LP

Offers In The Region Of £279,000





**A nearly new modern three bedroom semi-detached home built by 'Barratts Homes'. Located in Kings Norton the property is in a convenient location with access to local transport links and amenities and in brief comprises; Entrance Hall, Guest WC, kitchen, lounge-diner, on the first floor three bedrooms, bedroom one with en-suite shower room and family bathroom. Further benefits include: Gas central heating, UPVC double glazing, garage and driveway parking to front and generous rear garden. Energy Efficiency Rating tbc. To view call Rice Chamberlains Kings Norton Office.**



#### Approach

Approached via a front driveway with steps leading up to front entry door opening into hallway;

#### Hallway

With ceiling light point, central heating radiator, door opening into useful storage cupboard, stairs rising to the first floor accommodation and door opening into downstairs wc;

#### Downstairs WC

4'11" x 3'0" (1.518 x 0.938)

With low flush push button wc, wall mounted extractor fan, ceiling light point, corner mounted wash hand basin on pedestal with mixer tap over and central heating radiator;

#### Kitchen

12'1" x 7'6" (3.705 x 2.288)

With double glazed window to the front aspect, central heating radiator, ceiling light point, selection of match wall and base units with integrated gas oven, four ring burner hob with extractor over and cupboard housing boiler;

#### Living Room

15'0" max x 13'1" 13'48'5" max (4.576 max x 4. 411 max)

With doubled glazed French doors with accompanying window to side opening to rear garden, cupboard door opening into understorey storage, ceiling light points and two central heating radiators;

#### First Floor Landing

Stairs rising to the first floor accommodation from the hallway leading to the first floor landing, with door opening into useful storage cupboard, ceiling light

point, central heating radiator, loft hatch and doors opening into;

#### Bathroom

7'6" max x 6'2" max (2.296 max x 1.883 max)

With tiling to splash back areas, wash hand basin on pedestal with mixer tap over, low flush push button wc, central heating radiator, double glazed obscure window to the front aspect and ceiling light point;

#### Bedroom One

11'10" to front of wardrobe x 8'5" (3.625 to front of wardrobe x 2.569)

With double glazed window to the rear aspect, central heating radiator, ceiling light point and door from main bedroom leading into ensuite;

#### En-suite

4'4" max x 8'9" max to rear of shower (1.326 max x 2.679 max to rear of shower)

With walk in shower cubicle with electric shower attachment, tiling to splash backs, ceiling light point, wash hand basin on pedestal with mixer tap over, low flush push button wc, central heating radiator and ceiling mounted extractor fan;

#### Bedroom Two

8'5" x 10'1" (2.586 x 3.097)

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

#### Bedroom Three

8'11" x 6'3" (2.728 x 1.924)

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

Garage

8'11" x 17'2" (2.741 x 5.254)

With ceiling light point, metal up and over door and door opening into garden;

Rear Garden

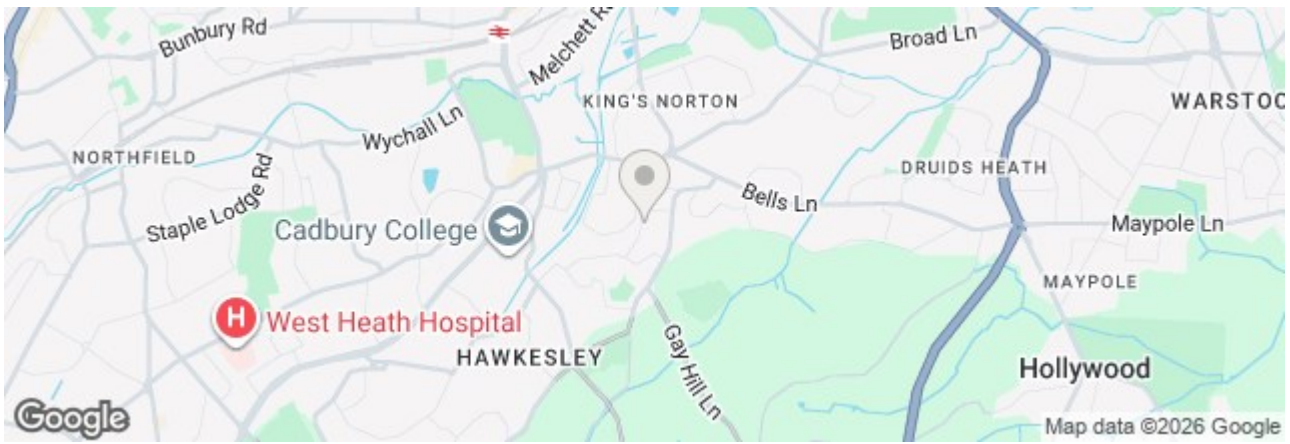
Accessed either from the living room or garage, mainly laid to mature lawn with brick wall and fencing to boundaries;

Tenure

The agent understands that the property is Freehold. 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.







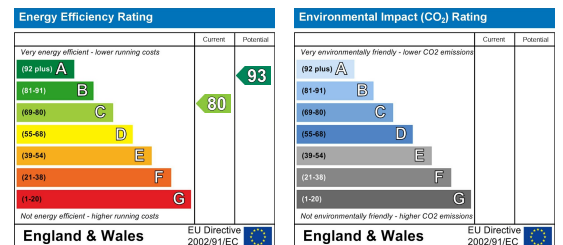
## Floor Plan



## 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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