



## 52 Trostrey Road

Kings Norton, Birmingham, B30 3NE

Offers In The Region Of £350,000



**\*WONDERFUL THREE STOREY, THREE BEDROOM SEMI-DETACHED HOME! NO CHAIN!\***

This is an excellent three to four bedroom, three storey home located on this popular development, with the added bonus of being offered with no onward chain. Beautifully presented throughout, this lovely home is flooded with natural light and provides flexible living space over three floors to suit a wide variety of buyers. Ideally placed for all the area has to offer, including excellent transport links, Kings Norton's historic village green, local schools, nearby Kings Heath and Moseley, and an abundance of green space. In brief, the property comprises a leafy fore garden, car porch and garage, welcoming entrance hallway, ground floor WC, dining room, spacious breakfast kitchen, utility room and a good-sized rear garden. To the first floor there is an excellent, spacious living room, separate WC and a main bedroom with en-suite. A further staircase rises to the top floor, which offers two further well-proportioned bedrooms and a family bathroom. Being offered with no onward chain, this is a wonderful opportunity not to be missed.



### Approach

This beautifully presented three storey, three bedroom family home is approached via a tarmac front driveway leading to car port and then garage, low maintenance Cotswolds stone fore garden with decorative hedge rows to boundary, leading to composite stained glass leaded light front entrance door leading in to:

### Entrance Hall

With vinyl wood floor covering, ceiling light point, central heating radiator, stairs with decorative balustrade giving rise to the first floor landing, under stair storage cupboard and further internal doors opening in to:

### Ground Floor WC

5'05 x 3'01 (1.65m x 0.94m)

With continued vinyl wood floor covering, mosaic style tiling to splash backs, ceiling light point, central heating radiator, push button low flush WC, wall mounted hand wash basin with separate hot & cold taps, and frosted double glazed window to the front aspect.

### Dining Room

9'01 x 10'11 (2.77m x 3.33m)

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

### Kitchen/Breakfast Room

10'10 x 9'10 (3.30m x 3.00m)

Superb L-Shaped Kitchen with tile effect floor covering, ceiling light point, incorporating shaker style matching wall and base units with chrome furnish, work surfaces, one and a half stainless steel sink and drainer with hot and cold mixer tap over, integrated four ring burner gas hob with in-built extractor fan and Electrolux double oven and grill. Space facility for dishwasher and fridge/freezer, double glazed window to the rear aspect and open arch walkway leading in to:

### Utility

With continued tile effect floor covering, tiling to splash backs,

wall mounted Ideal logic combination boiler, work surfaces, stainless steel sink and drainer with hot and cold mixer tap over, under sink storage, space facility for washing machine and frosted doubled glazed exterior door giving access to:

### Rear Garden

With initial full width wood decking and pathway giving access to the front of the property, outside light, main garden area comprising of mature lawn, flowering shrubs and panelled fence finish to borders. From the garden decking a door opens into;

### Garage

16'08 x 8'11 (5.08m x 2.72m)

With access via car port which offers a EV charging point, with metal up and over door, ceiling light point, space facility for tumble dryer and frosted double glazed window in to the garden.

### First Floor Accommodation

With stairs from hall giving rise to the first floor landing, further stairs with balustrade giving rise to the second floor accommodation, ceiling light point, central heating radiator, double glazed window to the rear aspect, and doors opening into:

### First Floor WC

7'0 x 2'11 (2.13m x 0.89m)

With Laminate wood floor covering, mosaic style tiling to splash backs, ceiling light point, low flush WC, wall mounted wash basin with hot and cold tap over and frosted double glazed window to the rear aspect.

### First Floor Living Room / Bedroom

15'05 x 17'0 max (4.70m x 5.18m max)

With Laminate wood floor covering, two drop down ceiling light points, two central heating radiators, door opening to over stair storage cupboard and two double glazed windows to the front aspect.

### Bedroom One

14'03 x 12'03 max (4.34m x 3.73m max)

With Laminate wood floor covering, ceiling light point, central

heating radiator, double glazed window to the front aspect, door opening in to walk-in storage cupboard and further door opening in to:

#### En-Suite Shower Room

5'07 x 7'05 (1.70m x 2.26m)

With tiling to splash backs, ceiling light point, wash hand basin on pedestal with hot and cold taps, push button low flush WC, walk-in corner shower with mains power shower and frosted double glazed window to the rear aspect.

#### Top Floor Accommodation

With stairs giving rise from landing to the top floor accommodation, with ceiling light point, loft access point (not inspected), door opening in to walk-in storage cupboard and interior doors opening in to:

#### Bedroom Two

11'08 x 17'06 (3.56m x 5.33m)

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

#### Bedroom Three

8'07 x 11'01 (2.62m x 3.38m)

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

#### Top Floor Bathroom

8'07 x 16'00 (2.62m x 4.88m)

With Laminate wood floor covering, mosaic style tiling to splash backs, ceiling light point, central heating radiator, push button low flush WC, hand wash basin on pedestal with hot &

cold taps, panelled bath with shower attachment and hot & cold mixer tap over, ceiling extractor fan and double glazed Velux window to the rear aspect.

#### 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.

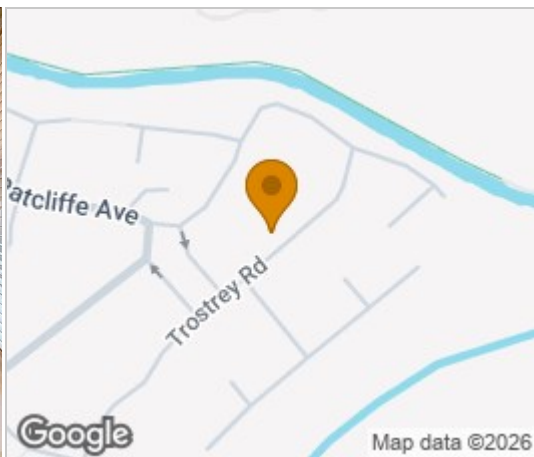
#### Council Tax Band

According to the Direct Gov website the Council Tax Band for Trostrey Road, Kings Norton, Birmingham, West Midlands, B30 3NE is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.

#### Service Charge

We have been informed by our vendors the communal grounds service charges are £101.36 per annum (subject to confirmation from your legal representative).





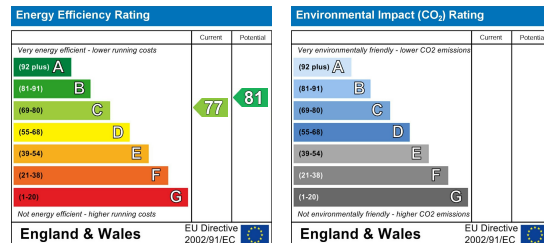
## Floor Plan



## 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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