



## 34 Hawkmoor Gardens

Kings Norton, Birmingham, B38 9QA

Offers In The Region Of £175,000





**\*\*THREE BEDROOM HOME, WITH NO UPWARD CHAIN AND REQUIRING MODERNISATION\*\*** We are pleased to present this three-bedroom home offering spacious accommodation. The property comprises an entrance hallway, front-facing kitchen, and a first-floor living room with direct access to the rear garden. To the next floor there is bedroom one, and further stairs rising to the top floor with two further bedrooms and a family bathroom. Outside, the property benefits from a private rear garden with patio, lawn, storage and rear access. Ideal for first-time buyers, investors or anyone looking for a project, this property is offered chain-free and must be viewed to appreciate the potential on offer. Energy Performance Rating: TBC. For further information or to arrange a viewing, please contact our Kings Norton office.



### Approach

The property is approached via steps with a lawned area leading to a further step up to an open porchway with door opening into bin storage housing meters and further frosted double glazed door opening into:

### Inner Hallway

With ceiling light point, tiled flooring, wall mounted electric fuse box and glazed interior door opening into:

### Hallway

With ceiling light point, stairs giving rise to the first floor living room area and an open walkway into:

### Kitchen

16'5" max x 8'8" max (5.022 max x 2.657 max)

With a central heating radiator, double glazed window to the front aspect, two ceiling light points, window giving aspects to the living area, open storage area, a selection of matching wall and base units with integrated stainless steel sink and drainer with mixer tap over, integrated oven with four ring burner gas hob with extractor over, cupboard housing the Ideal wall mounted combi boiler, further useful storage areas, space facility for washing machine and space facility for fridge freezer.

### Landing Area and Living Room

12'3" max 14'8" max (3.738 max 4.476 max )

Living area with double glazed window to the rear aspect, window overlooking the kitchen area, central heating radiator, ceiling light point, obscured double glazed door giving access to the rear garden.

### Landing area

From the landing area stairs gives rise to the top floor landing area with useful storage cupboard and door opening into:

### Bedroom One

13'1",.1522'3" x 10'2" max x 8'3" min (4,.464 x 3.109 max x 2.531 min)

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

### Top Floor Landing Area

From landing area stairs gives rise to the top floor with loft access point, ceiling light point, door opening into to useful storage cupboard and doors opening into:

### Bedroom Two

7'3" x 9'7" (2.220 x 2.938)

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

### Bedroom Three

7'1" max x 11'1" max (2.170 max x 3.388 max )

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

### Bathroom

8'5" x 6'3" (2.581 x 1.915)

With slatted windows to the front aspect, two ceiling light points, central heating radiator, low flush WC, wall mounted wash hand basin with two taps over, bath with two taps over and wall mounted shower over and tiling to splash backs.



### Rear Garden

Being accessed from the living room with garden storage attached to the property, a paved patio area with a mature lawn and step leading up to the rear of the garden with panel fencing to borders and rear access way.

### Tenure

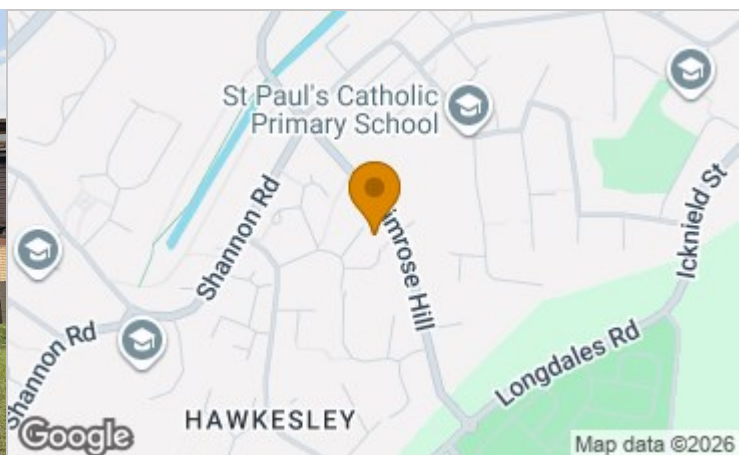
The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

### Council Tax

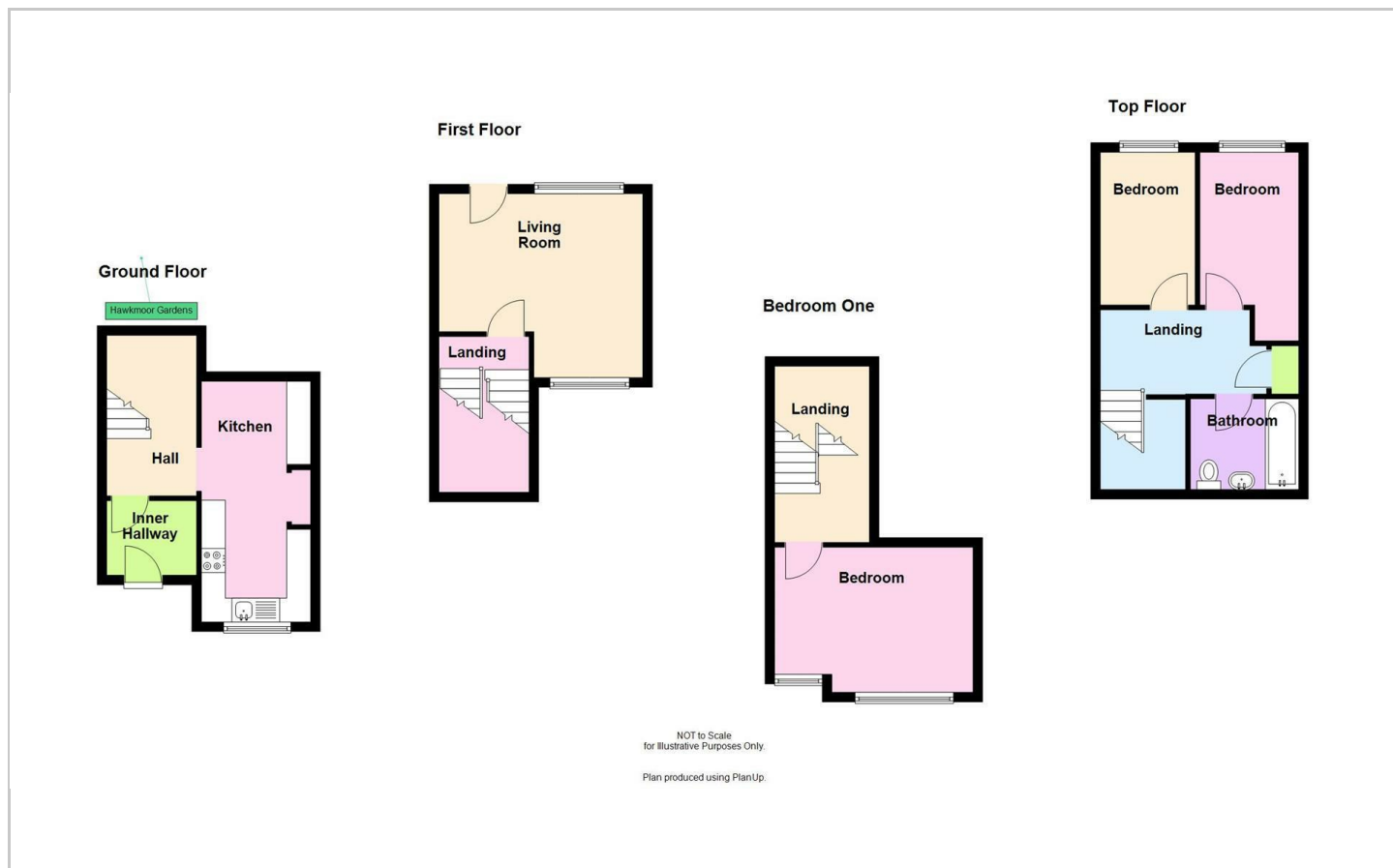
According to the Direct Gov website the Council Tax Band for 34, Hawkmoor Gardens Kings Norton, Birmingham, West Midlands, B38 9QA is band B and the annual Council Tax amount is approximately ££1,739.89, subject to confirmation from your legal representative.







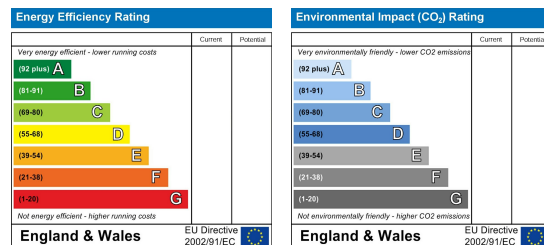
## Floor Plan



## 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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