



## 19 Midhurst Road

Kings Norton, Birmingham, B30 3RB

Offers In The Region Of £325,000



**An excellent opportunity to purchase a traditional three-bedroom detached family home situated on the ever-popular Midhurst Road, Kings Norton, offered to the market with no onward chain. The property has been extended and provides well-proportioned accommodation throughout but would benefit from updating and modernisation, presenting a fantastic opportunity for buyers to create a long-term family home tailored to their own requirements**



### Approach

This traditional three-bedroom detached family home is approached via a sloped front driveway with a mature fore garden incorporating lawns and a variety of established trees, plants and shrubs to all boundaries. Steps and a pathway lead to a double-opening wooden front door which opens into:

### Entrance Porch

With a hardwood front door incorporating a single glazed window, opening into:

### Hallway

With stairs leading to the first-floor accommodation, in-built meter cupboards, ceiling light point, central heating radiator, under-stairs storage cupboard and a glazed internal door opening into:

### Dining Room

13'5" x 10'11" (4.09m x 3.35m)

With a glazed bay window with secondary glazing to the front aspect, ceiling light point and central heating radiator.

### Extended Living Room

17'3" x 10'5" (5.28m x 3.18m)

Featuring parquet-style flooring, an inset gas fire with wooden mantelpiece and surround, and wooden panelling to the walls. Sliding aluminium-framed glazed patio doors provide views and access to the rear garden. Ceiling light point and central heating radiator.

### Kitchen

7'4" x 6'5" (2.24m x 1.98m)

Fitted with a matching selection of hardwood wall and base units with work surfaces over, incorporating

a stainless steel sink and drainer with hot and cold mixer tap. Wall-mounted Vaillant combination boiler, double glazed window to the rear aspect, tiling to splashbacks, strip ceiling light point and space for an under-counter fridge. A glazed external door opens out to the side veranda.

### Veranda

With storage space, plumbing for a washing machine, a door opening into the ground floor WC and a further door providing access to:

### Ground Floor WC

4'9" x 3'6" (1.47m x 1.09m)

With low flush WC, wall-mounted wash hand basin with hot and cold taps, and ceiling light point.

### Garage

14'11" x 7'4" (4.55m x 2.24m)

With metal up-and-over door to the front and ceiling light point.

### First Floor Accommodation

From the hallway, the staircase with decorative balustrading leads to the first-floor landing, featuring a frosted wooden-framed single glazed window to the side aspect, ceiling light point, loft access and internal doors opening into:

### Separate WC

4'3" x 2'5" (1.30m x 0.76m)

With low flush WC, frosted single glazed window to the side aspect, tiling to half wall height and ceiling light point.

### Bathroom

7'10" x 6'3" (2.41m x 1.91m)

Comprising an original inset cast iron bath with hot

and cold taps, pedestal wash hand basin with hot and cold taps, in-built storage cupboard, frosted double glazed window to the rear aspect, central heating radiator, ceiling light point and tiling to half wall height and splashback areas.

#### Bedroom One

12'11" to bay x 10'5" (3.94m to bay x 3.18m)

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

#### Bedroom Two

13'5" into bay x 10'5" (4.09m into bay x 3.18m)

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

#### Bedroom Three

6'2" x 8'0" (1.88m x 2.44m)

With double glazed window to the front aspect, ceiling light point, central heating radiator and a selection of in-built storage.

#### Rear Garden

The south-westerly facing rear garden offers a full-width patio with low-level walls, leading to decorative flowerbeds and steps rising to further planted areas. The main garden is laid predominantly to mature lawn and features a superb selection of established trees, plants and fruit trees. Hardwood

double doors provide access to a garden shed offering excellent outside storage, further potential, and an external water tap.





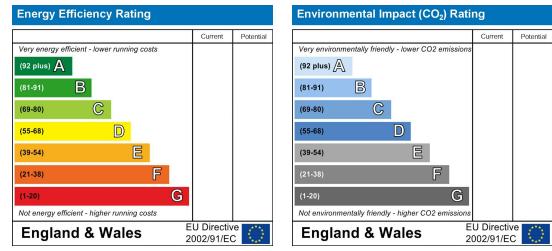
## Floor Plan



## 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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