



## 16 Low Thatch

Kings Norton, Birmingham, B38 9TY

Offers Over £215,000



**\*\*THREE BEDROOM FAMILY HOME IN KINGS NORTON WITH GARAGE!!\*\*** We are delighted to offer to the market this three bedroom end of terraced home in Kings Norton, within close proximity of all local amenities, Kings Norton Green, motorway links and public transport links. The property accommodation briefly comprises; fore garden, off road parking, porchway, entrance hallway, living room, kitchen diner with access to the rear garden and stairs rising to the first floor, with three bedrooms and bathroom. The property further benefits from warm air heating, double glazing (both where specified) and garage. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Kings Norton Office.



#### Approach

The property is approached via a block paved front driveway and a gravelled fore garden leading to a double glazed front entry door with stained glass insets opening into:

#### Porch

With door opening into useful storage cupboard, further useful storage areas and a front entry door opening into:

#### Hallway

With stairs giving rise to the first floor landing, two ceiling light point and glazed doors opening into:

#### Living Room

11'9" x 11'9" (3.596 x 3.589)

With double glazed window to the front aspect and ceiling light point.

#### Kitchen/Diner

17'8" max x 8'8" min x 11'6" max (5.399 max x 2.643 min x 3.509 max )

With door opening into useful storage cupboard, door opening into pantry, tiled flooring, two ceiling light points, double glazed sliding door giving access to the rear garden and double glazed window giving views to the rear garden. Kitchen with a selection of wall and base units with work surfaces over, space facility for washing machine, fridge freezer and cooker with extractor over and sink and drainer with mixer tap over.

#### Rear Garden

With steps leading down to paved patio area and

further steps leads down to the rear garden with gravelled area, electric point, awning over the patio doors, and outside tap and being south facing and a rear access point,

#### Garage

8'6" x 17'3" (2.615 x 5.274)

With metal door to the front driveway, EV charger and electrics.

#### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, door opening into airing cupboard housing the water tank and further doors opening into:

#### Shower Room

7'10" x 5'6" (2.399 x 1.692)

With two double glazed obscured windows to the rear aspect, corner entry walk-in shower with electric shower over, wash hand basin in vanity unit with two taps over, low flush WC and ceiling spotlight points.

#### Bedroom One

9'0" x 14'8" (2.758 x 4.475)

With double glazed window to the front aspect, ceiling light point and in-built wardrobes and vanity desk.

#### Bedroom Two

8'8" x 9'8" (2.659 x 2.970)

With double glazed window to the rear aspect and ceiling light point.

### Bedroom Three

8'8" x 8'11" (2.646 x 2.740)

With double glazed window to the front aspect and ceiling light point.

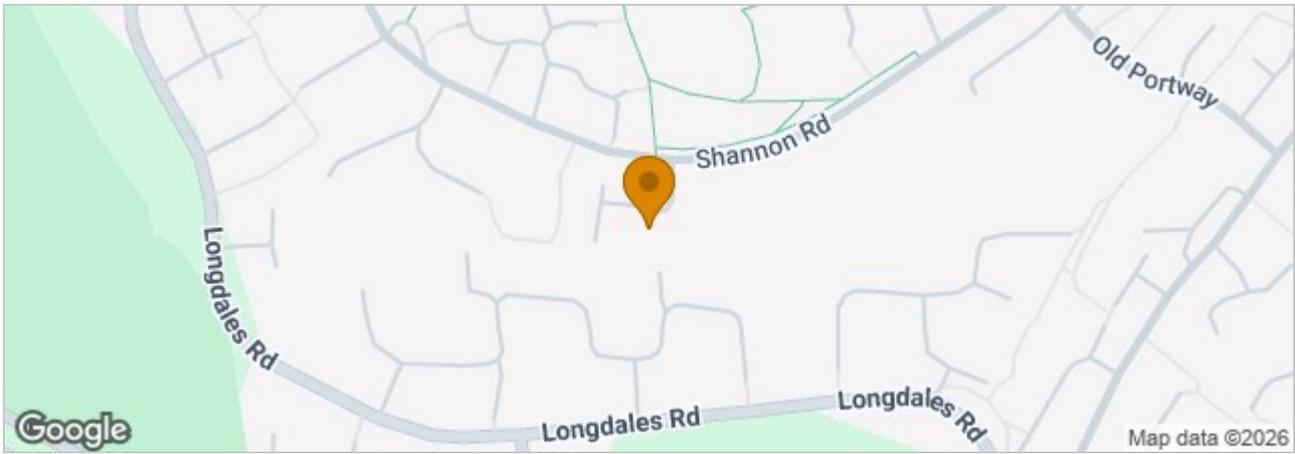
### Tenure

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.

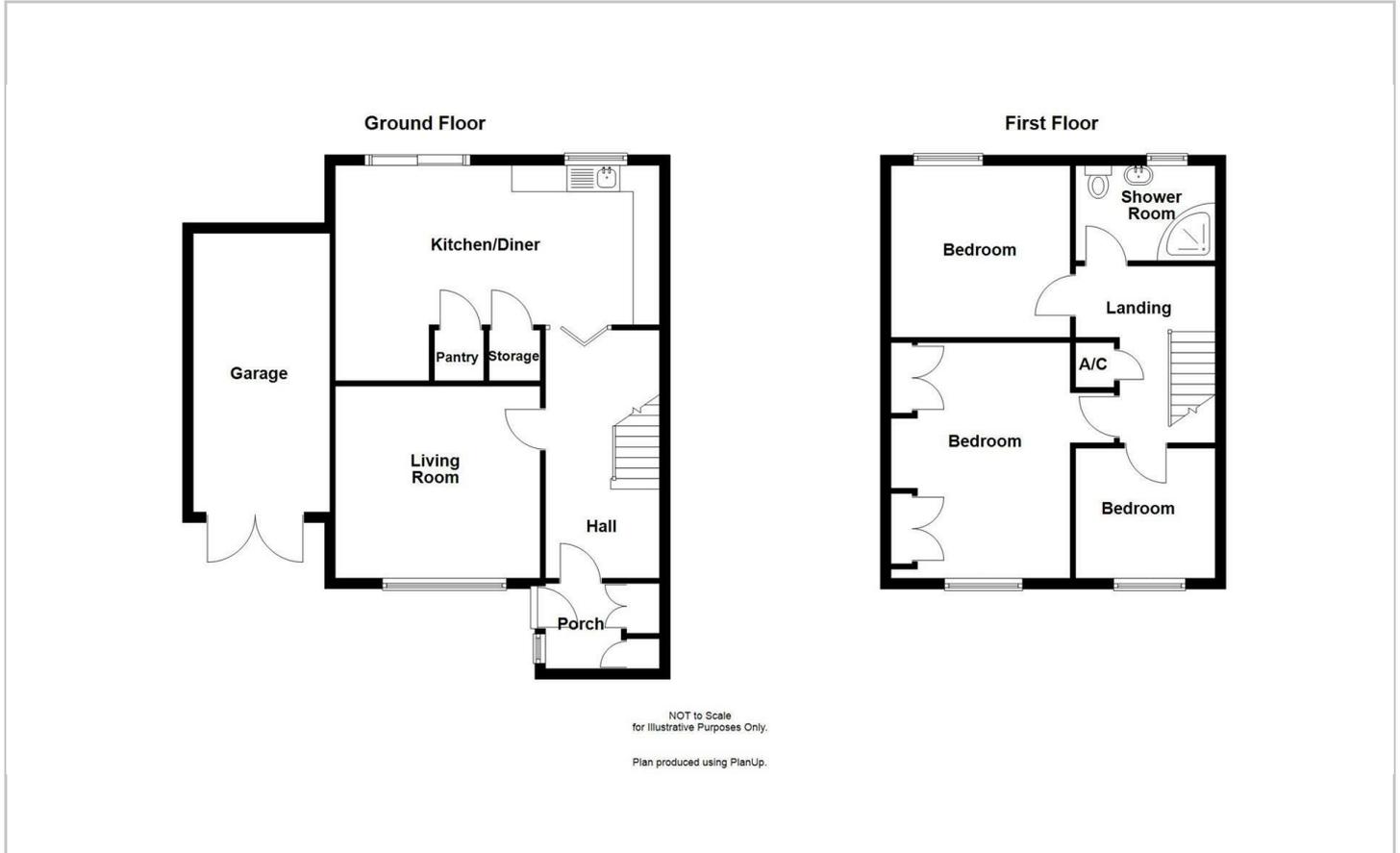
### Council Tax

According to the Direct Gov website the Council Tax Band for 16, Low Thatch Kings Norton, Birmingham, West Midlands, B38 9TY is band B and the annual Council Tax is approximately £1,739.89, subject to confirmation by your legal representative.





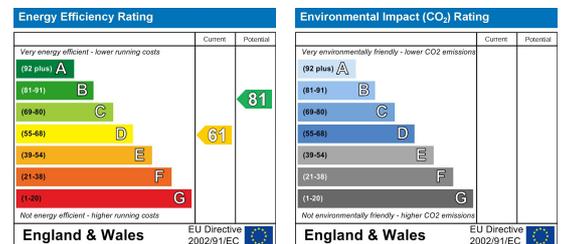
## Floor Plan



## 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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