



## 9 Wigland Way

Kings Norton, Birmingham, B38 9QB

Offers In Excess Of £170,000



**\*\* TWO BEDROOM, TERRACED HOME IDEALLY LOCATED\*\*** We are delighted to present this spacious two-bedroom terraced home, ideally situated in a desirable location. The property briefly comprises an entrance porch, dining room, and kitchen on the ground floor, with a bright and spacious first-floor living room offering direct access to the rear garden. The second floor offers one of the bedrooms, while the top floor provides a further bedroom, family bathroom, and separate WC. Outside, the property benefits from a rear garden with lawn area, useful storage space, and rear access leading to an allocated parking space. Ideal for first-time buyers, this home must be viewed to fully appreciate the accommodation and potential on offer. Energy Performance Rating: D. For further information or to arrange a viewing, please contact our Kings Norton office.



### Approach

The property is approached via a pathway with mature fore garden with hedgerows to borders leading to a wooden front entry door opening into:

### Porch

With vinyl tiles to flooring, ceiling light point and glazed interior door with an accompanying window above opens into:

### Dining Area

14'8" max x 7'7" max with some restricted head height (4.480 max x 2.314 max with some restricted head height)  
With stairs giving rise to the first floor accommodation, two central heating radiators, glazed window overlooking the living area, ceiling light point and open walkway into:

### Kitchen

9'8" max x 8'8" max (2.965 max x 2.666 max)  
With vinyl tiles to flooring, door opening into useful storage cupboard, double glazed window to the front aspect, ceiling light point, a selection of matching wall and base units with space facility for cooker with extractor over, space for fridge freezer and washing machine, tiling to splash back areas, wall mounted Vaillant combi boiler and one and a half bowl sink and drainer with mixer tap over.

### First Floor Accommodation

With ceiling light point, stairs giving rise to the second floor and glazed door opening into:

### Living Room

14'9" max x 12'2" max (4.497 max x 3.720 max)  
With glazed window overlooking the dining and

kitchen areas, double glazed window to the rear aspect, decorative fireplace with wooden surround, central heating radiator, ceiling light point with ceiling room and door opening out to the rear garden.

### Second Floor Accommodation

From the first floor landing stairs gives rise to the second floor landing with a useful storage cupboard, stairs rising to the top floor and doors opens into:

### Bedroom One

14'8" x 8'5" (4.493 x 2.587)  
With two double glazed windows to the front aspect, ceiling light and central heating radiator.

### Top Floor

Top floor landing with loft access point, two doors opening into storage cupboards and doors opening into:

### Bedroom Two

7'11" min x 11'0" max x 14'8" max (2.416 min x 3.368 max x 4.491 max)  
With double glazed window to the rear aspect and ceiling light point.

### Separate WC

2'8" x 6'3" (0.814 x 1.930)  
With an obscured double glazed window to the rear aspect, ceiling light point and low flush WC.

### Bathroom

6'0" x 5'6" (1.837 x 1.686)  
With an obscured double glazed window to the front aspect, central heating radiator, bath with two taps over with tiling to splash backs, wall mounted wash hand basin with two taps over and ceiling light point.

### Rear Garden

With door opening into useful storage area then a paved pathway and steps leading up to the rear gate to the parking area, a mature lawned area with decorative plants and shrubs to borders.

### Council Tax

According to the Direct Gov website the Council Tax Band for Wigland Way Kings Norton, Birmingham, West Midlands, B38 9QB is band A and the annual Council Tax amount is approximately £1,568.78, subject to confirmation from your legal representative.

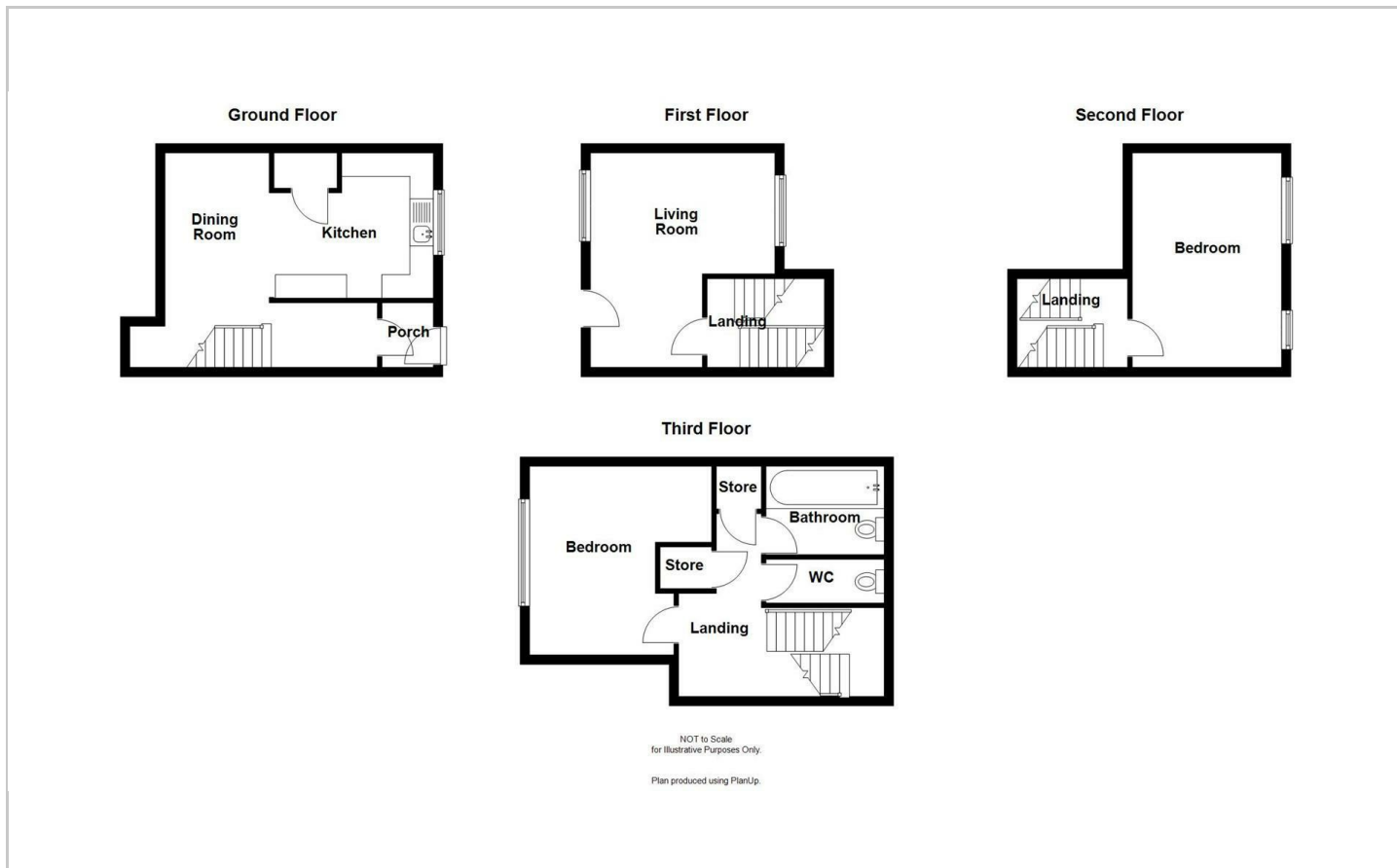
### Tenure

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.





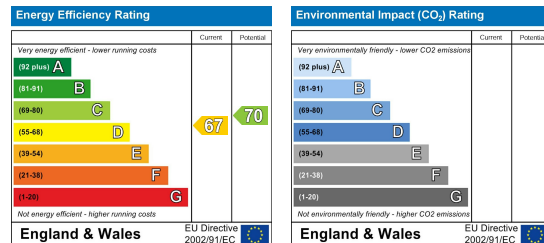
## Floor Plan



## 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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