



## 136 Primrose Hill

Kings Norton, Birmingham, B38 9BU

Offers In The Region Of £220,000



**\*FOUR BEDROOM SEMI DETACHED HOME REQUIRING MODERNISATION!\*** This spacious four-bedroom semi-detached home is located in a popular area with excellent access to nearby Kings Norton and a range of local amenities, supported by convenient transport links. The property briefly comprises a fore garden with a large driveway providing off-road parking for multiple vehicles, a welcoming porch, and a dining room with stairs leading to the first floor. There is also a comfortable living room, a fitted kitchen with access to a useful utility area, and a convenient ground floor WC, along with a rear garden ideal for outdoor use. To the first floor, the property offers four well-proportioned bedrooms, a family bathroom, and a separate WC. Further benefits include central heating and double glazing (both where specified). Energy Efficiency Rating: TBC. To arrange a viewing, please contact our Kings Norton office..



### Approach

The property is approached via a front driveway providing parking for multiple vehicles and a mature lawn area leading to a double glazed front entry door opening into:

### Entrance Porch

With accompanying windows to the front and side aspect, tiling flooring and decorative glazed wooden door opening into:

### Dining Room

14'8" max x 11'10" (4.487 max x 3.612)

With double glazed window to the front aspect, tiling flooring, stairs giving rise to the first floor landing, decorative fireplace, ceiling light point, door into useful under stairs storage cupboard and glazed interior door opens into:

### Living Room

13'1" max x 11'9" (3.990 max x 3.605)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and feature fireplace with decorative wooden surround.

### Kitchen

8'10" max x 15'10" max (2.696 max x 4.834 max)

From the dining room there is a further door opens into kitchen with a double glazed window to the front aspect, central heating radiator, two ceiling light points, door opening into useful storage cupboard, a selection of matching wall and base units with work surfaces over, space facility for Range cooker, space facility for dishwasher, breakfast bar area, tiling to flooring, tiling to splash backs areas, stainless steel sink and drainer with hot and cold two taps, double glazed window to the side aspect and open walkway into:

### Utility

6'2" x 7'3" (1.905 x 2.211)

With continued tiled flooring, space facility for fridge freezer, washing machine and tumble dryer, double glazed window to the rear aspect, wall mounted central heating boiler, ceiling light point and door opening into:

### Lobby Area

With a wooden door giving access to the rear garden, tiled flooring and door opening into:

### Ground Floor WC

3'3"/669'3" x 2'4" (1/204 x 0.732)

With low flush WC, continued tiled flooring, ceiling light point and obscure double glazed window to the rear aspect.

### First Floor Accommodation

Stairs gives rise to the first floor landing with exposed wooden floorboards, door opening into useful airing cupboard housing the water tank, central heating radiator and further doors opening into:

### Bedroom One

11'9" x 12'0" max (3.601 x 3.673 max)

With double glazed window to the front aspect, ceiling light point, central heating radiator and door opening into useful storage cupboard.

### Bedroom Two

9'5" x 11'7" (2.889 x 3.532)

With useful storage area, ceiling light point, central heating radiator, laminate floor covering, loft access point and double glazed window to the rear aspect.

### Bedroom Three

7'4" x 8'3" (2.243 x 2.530)

With double glazed window to the front aspect, ceiling light point, door opening into useful over stairs storage area and central heating radiator.



### Bedroom Four

6'7" x 10'5" (2.023 x 3.191)

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



### Separate WC

2'4" x 4'7" (0.713 x 1.420)

With central heating radiator, double glazed window to the side aspect, ceiling light point and low flush WC.

### Bathroom

4'7" x 5'6" (1.405 x 1.688)

With wash hand basin on pedestal with two taps over, tiling to splash back areas, central heating radiator, ceiling light point, bath with two taps over and wall mounted shower, obscured double glazed window to the side aspect and wall mounted extractor fan.



### Rear Garden

With a side paved patio area with gate giving access to the front of the property, then steps leading down to mature lawn area with further paved area suitable for seating,

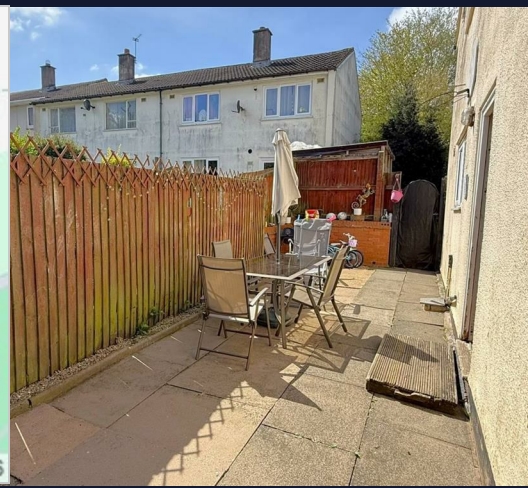
### Tenure

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 Primrose Hill, Kings Norton, Birmingham, B38 9BU is band A and the annual Council Tax amount is approximately £1,496.67. subject to confirmation by your legal representative.





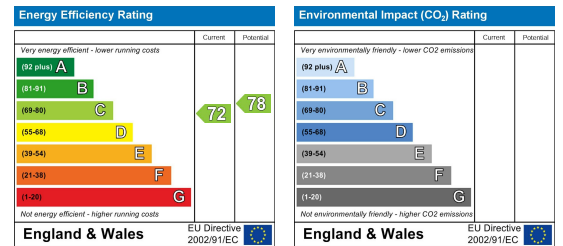
## Floor Plan



## 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.

1 Redditch Road, Kings Norton, Birmingham, West Midlands, B38 8RN

Tel: 0121 459 2299 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk