



534 Redditch Road
Kings Norton, Birmingham, B38 8LU

Offers In The Region Of £250,000



****THREE BEDROOM SEMI DETACHED HOME - A REAL MUST TO VIEW!**** Situated on the ever-popular Redditch Road in Kings Norton, this generously sized three-bedroom semi-detached home offers excellent access to local amenities, transport and motorway links, as well as the historic Kings Norton Green. The accommodation briefly comprises an entrance porch, hallway, guest WC, spacious open-plan living and dining area overlooking the beautifully maintained rear garden, kitchen, and pantry. To the first floor are three bedrooms and a family bathroom. Further benefits include double glazing, gas central heating, a stunning rear garden that truly must be seen to be fully appreciated, and off-road parking for multiple vehicles. Viewing is highly recommended to appreciate everything this lovely home has to offer. Energy Efficiency Rating: D



Approach

The property is approached via a block paved driveway for multiple vehicles leading to a double glazed front entry door with accompanying windows to the sides opening into:

Porch

With cupboard housing meters and decorative wooden door with decorative stained glass inset opening into:

Hallway

With an obscured double glazed window to the front aspect, laminate wood effect floor covering, central heating radiator, ceiling light point, stairs giving rise to the first floor accommodation and doors opening into:

Through Lounge

10'10" max x 26'11" max into bay (3.311 max x 8.227 max into bay)

With double glazed bay window to the front aspect, sliding double glazed patio door giving views and access to the rear garden, feature decorative fireplace, two ceiling light points, two central heating radiators,

Ground Floor WC

5'2" x 2'7" (1.595 x 0.800)

With an obscured double glazed window to the front aspect, central heating radiator, corner mounted wash hand basin on pedestal with two taps over, low flush push button WC and ceiling light point.

Kitchen

6'10" x 9'6" (2.095 x 2.908)

With central heating radiator, tiled flooring, ceiling spotlight points, double glazed window to the rear aspect, space facility for oven, small fridge and freezer and washing machine, a selection of matching wall and

base units with work surfaces incorporating stainless steel sink and drainer with mixer tap over, tiling to splash backs, double glazed window to the rear aspect and double glazed door giving access into:

Pantry

15'4" x 2'8" max (4.677 x 0.820 max)

With space facilities for further appliances, under stairs storage area, obscured double glazed door giving access to the rear garden and ceiling light point.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with wall mounted light point, obscured double glazed window to the side aspect, loft access point and doors opening into:

Bedroom One

12'10" x 9'8" max (3.935 x 2.952 max)

With double glazed window to the rear aspect, central heating radiator, built-in storage and two ceiling light points.

Bedroom Two

14'0" max into bay x 9'7" (4.269 max into bay x 2.939)

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

Bedroom Three

6'11" max x 8'11" max (2.112 max x 2.729 max)

With a v-shaped double glazed window to the front aspect, central heating radiator and ceiling light point.

Bathroom

6'10" x 6'7" (2.085 x 2.021)

With a panel bath with two taps over and wall mounted electric shower over, low flush push button WC, wash

hand basin on pedestal with two taps over, built-in storage, obscure double glazed window to the rear aspect, central heating radiator, ceiling light point and tiling to splash back areas.

Rear Garden

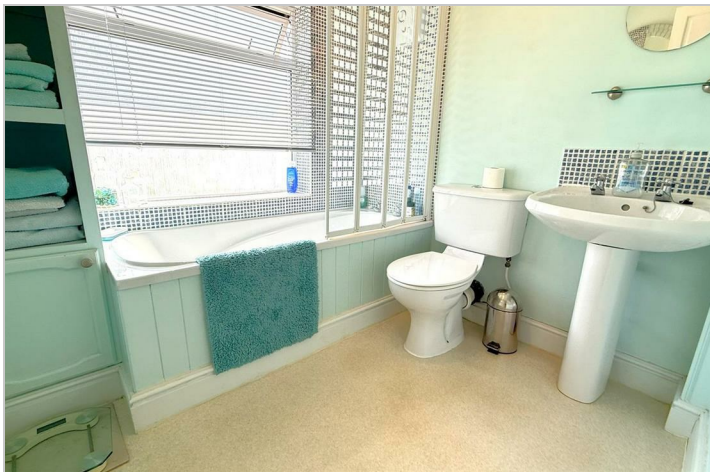
Accessed via either the side lean-to or the sliding patio doors from the living room, this beautifully landscaped and exceptionally generous rear garden must truly be walked to be fully appreciated. Thoughtfully designed and wonderfully maintained, the garden is across several attractive tiers, creating a stunning outdoor space ideal for both relaxation and entertaining. The first paved patio area leads to a further elevated patio featuring a brick-built BBQ, surrounded by decorative planting beds to the borders. Steps rise to a mature lawn with a stepping-stone pathway toward further landscaped sections. Continuing through the garden, additional mature lawned areas with decorative planting, alongside a decked seating area incorporating a small nature pond. To the rear, the garden continues to a further space including a garden shed, greenhouse, and vegetable patch.

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.

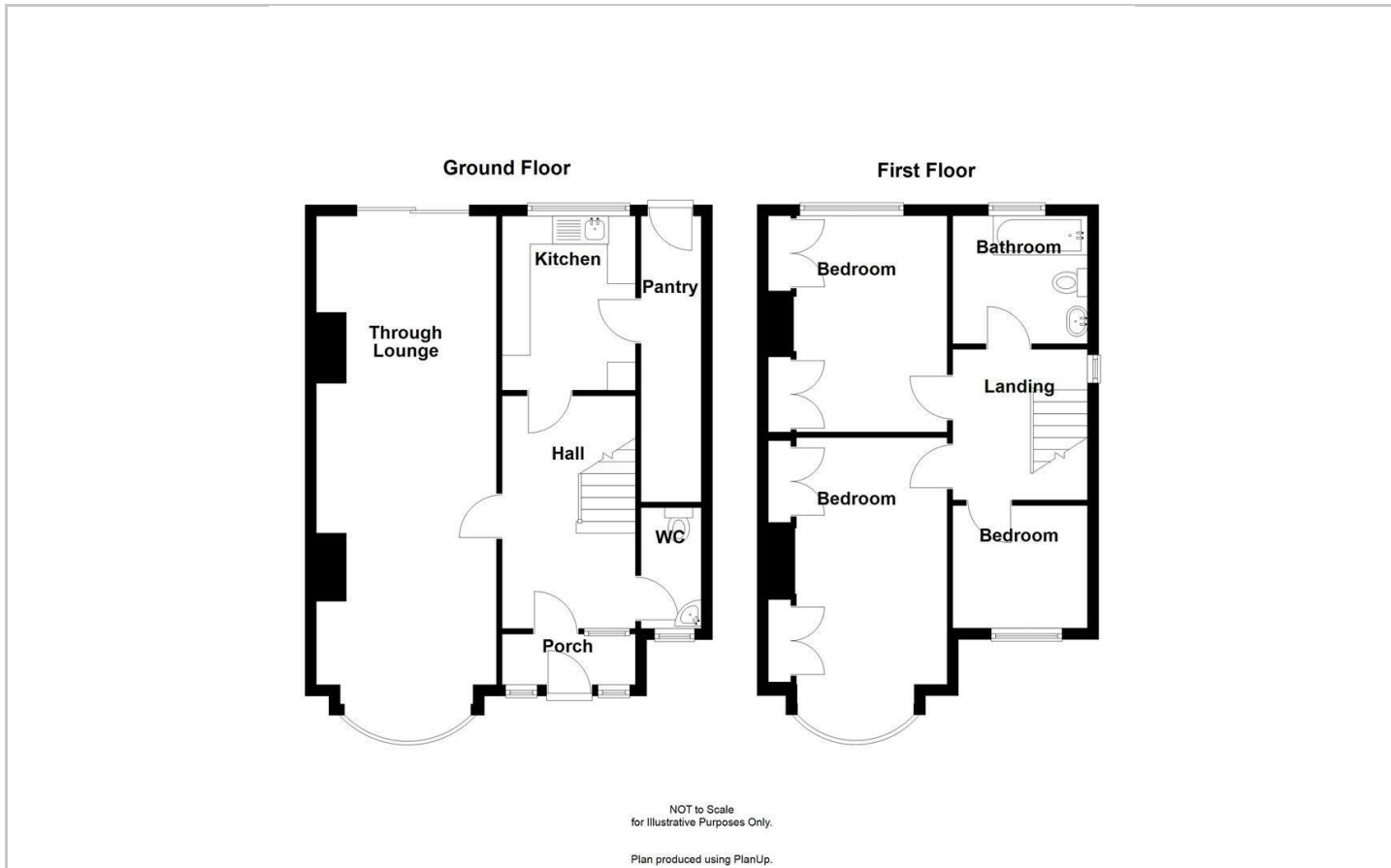
Council Tax

According to the Direct Gov website the Council Tax Band for 534 Redditch Road Kings Norton, Birmingham, B38 8LU is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.





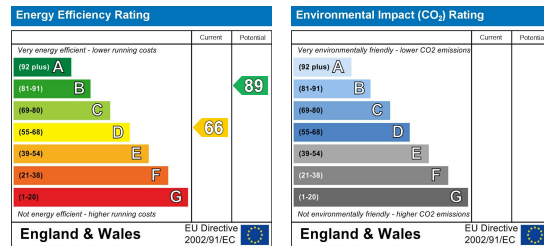
Floor Plan



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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