



155 Baldwin Road

Kings Norton, Birmingham, B30 3LD

Offers Over £200,000



***THREE BEDROOM END OF TERRACE HOME WITH OFF-ROAD PARKING – REQUIRING MODERNISATION!* Rice Chamberlains are delighted to bring to the market this traditional three bedroom end of terraced home. Situated on Baldwin Road the property is ideally placed for excellent transport links, good schooling and an array of local amenities. Offered with no upward chain this property provides an excellent opportunity for first time buyers and investors alike. The property requires modernisation throughout but has great potential, making it an ideal canvas for those looking to invest in a property that can be transformed into a modern home. The property briefly comprises of: lobby, living room, kitchen, shower room, garden with side access. To the first floor there are three bedrooms one of which has the opportunity to convert into an upstairs bathroom! The property further benefits from central heating, double glazing (where specified), and an EPC rating of D. To arrange your viewing, please contact our Kings Norton office or click the link to [view the full virtual tour.](#)**



Approach

The property is approached via a driveway leading to side front entry door opening into:

Hallway

4'0" x 6'1" (1.22 x 1.86)

With wooden floor covering, ceiling light point stairs giving rise to the first floor landing, door opening into cupboard housing meters, wall mounted boiler and doors opening into:

Living Room

15'1" max x 7'6" (4.62 max x 2.3)

With central heating radiator, double glazed windows to the front and side aspects, fireplace with wooden surround, shelving and storage to alcoves, ceiling light point with ceiling rose and laminate wood effect floor covering.

Kitchen

10'7" x 10'2" max x 5'9" min (3.228 x 3.1 max x 1.76 min)

With central heating radiators, ceiling light point, double glazed windows to the rear and side aspect, double glazed opaque door giving access to the rear garden, a selection of wall and base units with wok surfaces over incorporating sink and drainer with mixer tap over, space facility for cooker, washing machine and dishwasher, lino to flooring and door opening into:

Lobby Area

With ceiling light point, lino to flooring, space facility for fridge freezer, door opening into under stairs storage cupboard housing the water tank and further door opening into:

Ground Floor Shower Room

7'1" x 4'1" (2.17 x 1.27)

With ceiling light point, lino to flooring, wall mounted heated chrome towel radiator, wash hand basin in vanity unit with mixer tap, hidden cistern low flush WC, walk-in shower cubicle with mains powered shower over and double glazed opaque window to the rear aspect.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with ceiling light point, loft access point and doors opening into:

Bedroom One

10'5" x 15'1" max x 14'1" min (3.2 x 4.6 max x 4.3 min)

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

Bedroom Two

7'10" x 13'9" max (2.4 x 4.2 max)

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

Bedroom Three/WC

6'10" x 7'6" (2.1 x 2.3)

With double glazed windows to the rear aspect, ceiling light point, central heating radiator, wash hand basin with mixer tap on vanity unit, low flush WC and laminate wood effect flooring.

Rear Garden

Being slabbed leading to lawn and pathway leads to the rear

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 Baldwin Road Kings Norton, Birmingham, B30 3LD is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.



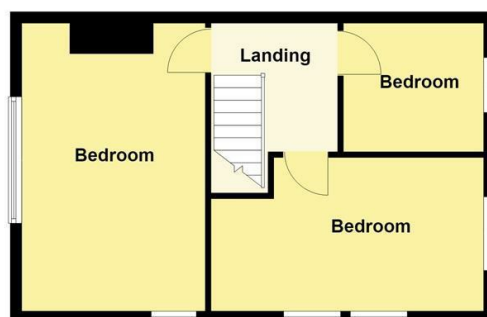


Floor Plan

Ground Floor



First Floor

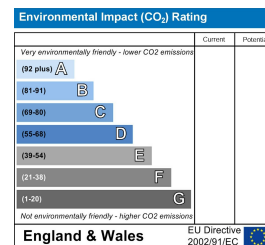
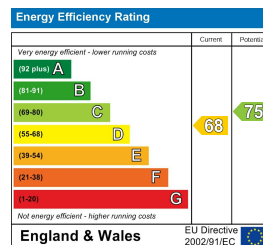


NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains,
Plan produced using PlanUp.

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