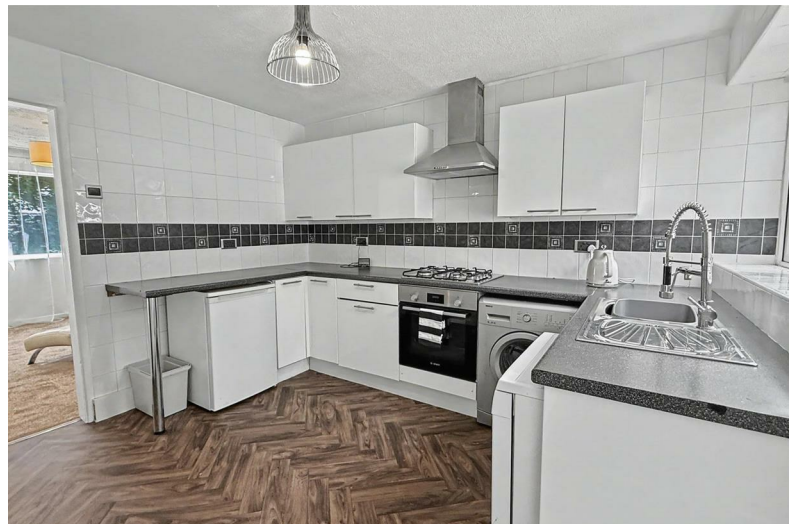




## 21 Middleton Gardens

Kings Norton, Birmingham, B30 1BB

Offers Over £200,000



**\*NO CHAIN | OFF ROAD PARKING | THREE BEDROOMS | GREAT LOCATION | BRIGHT AND AIRY | READY TO GO!\*** Tucked away in this quiet cul-de-sac is this surprisingly spacious, three bedroom, mid terrace home which is offered as a bright and airy blank canvas ready to move straight into. You're ideally placed for all the area has to offer including excellent commuter links via nearby Kings Norton train station, you also have a number of excellent schools nearby, Bournville, Stirchley, Cotteridge and Kings Norton also being close by, you couldn't be better placed! The house itself offers the following; fore garden and drive, entrance vestibule / porch, spacious kitchen, converted garage ideal for a dining room, office etc, downstairs wc, great size lounge and a low maintenance rear garden. Upstairs you have two great double bedrooms, further good size single bedroom and a bathroom - this is such a great home, the perfect first step onto the ladder. To book your viewing please call our Bournville sales team.



#### Approach

The property is approached via a driveway providing off-road parking, alongside a neat fore garden with lawn and a double glazed front door leads into:

#### Entrance Porch

A useful entrance porch with heated chrome towel radiator, double glazed side window and door through to:

#### Converted Garage/Home Office

A versatile additional reception room currently ideal as a home office, hobby room or playroom. Having a front facing double glazed window, meter cupboards and ceiling light point.

#### Kitchen

1'011" x 9'03" (0.58m x 2.82m)

Fitted with a range of matching white wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated electric oven with four-ring gas hob and stainless steel extractor above, with further space for a washing machine, dishwasher and under-counter fridge. There is also a breakfast bar, tiled splashbacks, front facing double glazed window and access to:

#### Ground Floor WC

7'08" x 2'10" (2.34m x 0.86m)

Comprising a low flush WC, pedestal wash hand basin, central heating radiator, tiled splashbacks and ceiling light point.

#### Living/Dining Room

17'06" x 12'06" (5.33m x 3.81m )

A spacious and bright reception room enjoying views over the rear garden via a large picture window and double glazed French doors. There is an inset fireplace recess, useful built-in storage and shelving, two ceiling light points and stairs rising to the first floor.

#### First Floor Accommodation

With loft access, ceiling light point, airing/storage cupboard housing the Worcester Bosch combination boiler and doors leading to:

#### Bathroom

6'05" x 5'05" (1.96m x 1.65m)

Fitted with a white suite comprising panelled bath with electric shower and glazed screen, pedestal wash hand basin and low flush WC. Finished with tiled splashbacks, heated chrome towel radiator, ceiling light point and obscured double glazed window to the front.

### Bedroom One

10'09" x 11'01" (3.28m x 3.38m)

A generous double bedroom overlooking the front of the property with central heating radiator and ceiling light point.

### Bedroom Two

12'7" x 10'9" max x 8'06" min (3.84m x 3.28m max x 2.59m min)

Another excellent double bedroom enjoying views over the rear garden with central heating radiator and ceiling light point.

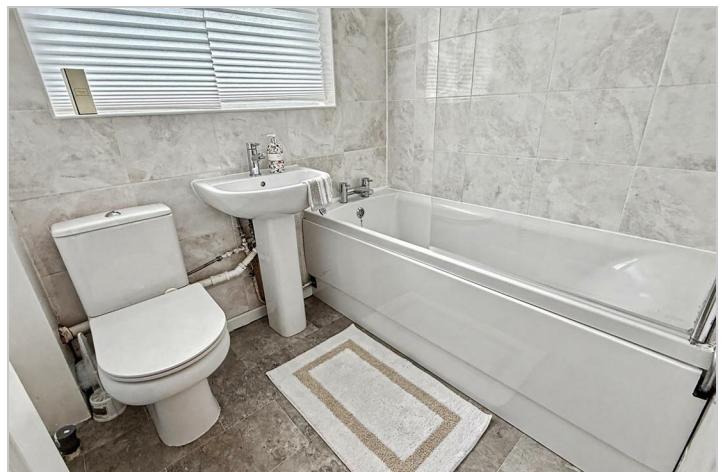
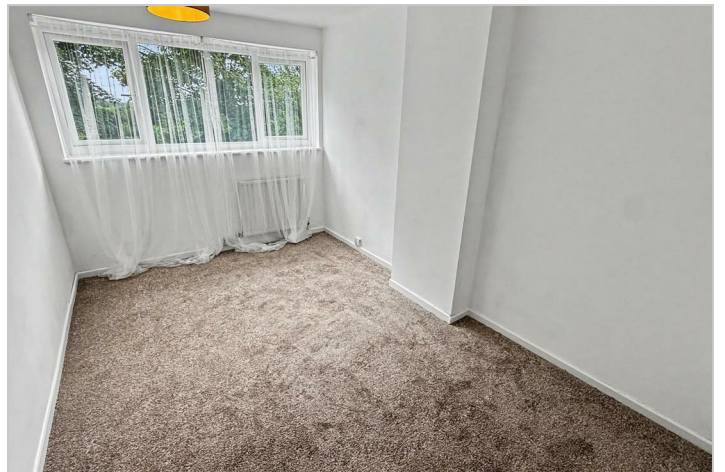
### Bedroom Three

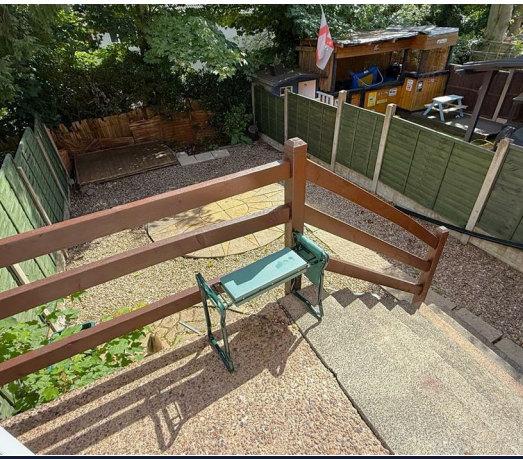
8' x 8'10" (2.44m x 2.69m)

A well-proportioned third bedroom overlooking the rear garden, ideal as a child's room, nursery or home office.

### Rear Garden

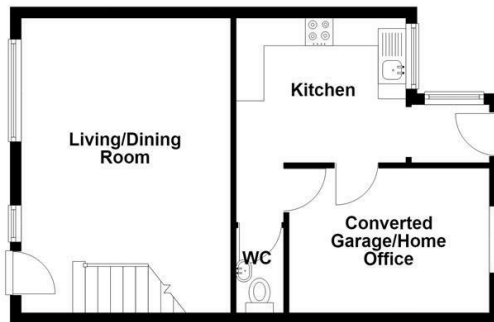
With a raised initial patio and steps leads down to a low maintenance rear garden with two circular patios, low maintenance stones and being finished with panel fencing to perimeters.



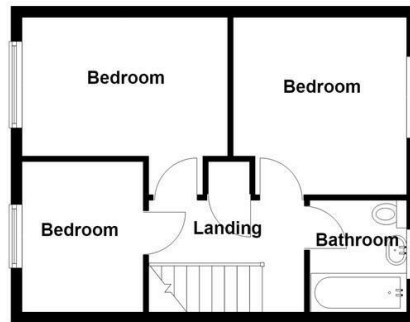


## Floor Plan

Ground Floor



First Floor

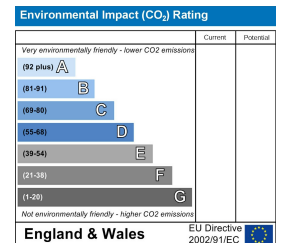
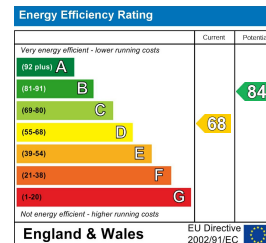


NOT to Scale  
for Illustrative Purposes Only.  
Rice Chamberlains.  
Plan produced using PlanUp.

## Viewing

Please contact our Bournville Office on 0121 458 1123 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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