



44 Bells Lane

Kings Norton, Birmingham, B14 5QN

Offers In The Region Of £285,000



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Approach

The property is approached via a block paved driveway leading to an obscured glazed front entry door with accompanying window above opening into:

Hallway

With cupboard housing meters, laminate wood effect floor covering, ceiling light point, decorative archway, stairs giving rise to the first floor accommodation, obscured glazed door opening into under stairs storage cupboard and further obscured glazed internal doors opening into:

Reception Room One

10'11" x 10'3" max (3.335 x 3.149 max)

With a double glazed bay window to the front aspect, space facility for an electric wood burner, laminate wood effect floor covering, ceiling light point with decorative ceiling rose, cornice to ceiling and central heating radiators.

Reception Room Two

14'1" max x 12'0" max (4.309 max x 3.664 max)

With a double glazed window to the rear aspect, ceiling light point cornice to ceiling and central heating radiators and obscure glazed door opening into:

Reception Room Three

8'11" max x 11'10" (2.722 max x 3.621)

With two double glazed windows to the side aspect, central heating radiator, laminate wood effect floor covering and ceiling light point.

Kitchen

10'7" x 8'2" (3.236 x 2.505)

With a selection of matching wall and base units with

work surfaces over incorporating stainless steel sink and drainer with two taps over, , space facility for oven and fridge freezer, central heating radiator, ceiling light point, double glazed window to the side aspect and door giving access into:

Rear Lean-To

With space facility for washing machine and tumble dryer, door opening into storage area, double glazed windows to the side aspect and double glazed door giving access to the rear garden.

First Floor Accommodation

From the hallway turning staircase gives rise to the first floor landing with obscured double glazed window to the side aspect, two ceiling light points, loft access point, laminate wood effect floor covering, door opening into storage cupboard and doors opening into

Bedroom One

14'3" x 11'0" (4.348 x 3.369)

With two double glazed windows to the front aspect, laminate wood effect floor covering, central heating radiator and ceiling light point.

Bedroom Two

11'11" x 10'5" (3.656 x 3.197)

With two double glazed windows to the rear aspect, laminate wood effect floor covering, central heating radiator and ceiling light point.

Bathroom

6'5" x 5'6" (1.981 x 1.681)

With obscured double glazed window to the side aspect, tiling flooring, tiling to walls, ceiling spotlight points, low flush push button WC, wash hand basin on

pedestal with two taps over and bath with two taps over, further loft access point and wall mounted electric shower.

Bedroom Three

8'1" x 10'5" (2.482 x 3.179)

From landing door and step leads down into bedroom with double glazed window to the rear aspect, central heating radiator and ceiling light point.

Rear Garden

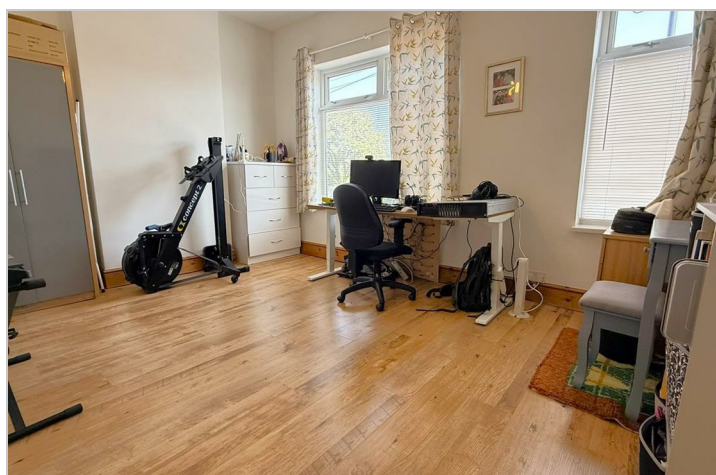
Being access from the side lean-to leads to outhouses, crazy paved patio area leading to decked area and mature lawn area with decorative trees, plants and shrubs to borders.

Council Tax

According to the Direct Gov website the Council Tax Band for 44, Bells Lane Kings Norton, Birmingham, West Midlands, B14 5QN is band C and the annual Council Tax amount is approximately £2,091.71 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.



Road Map



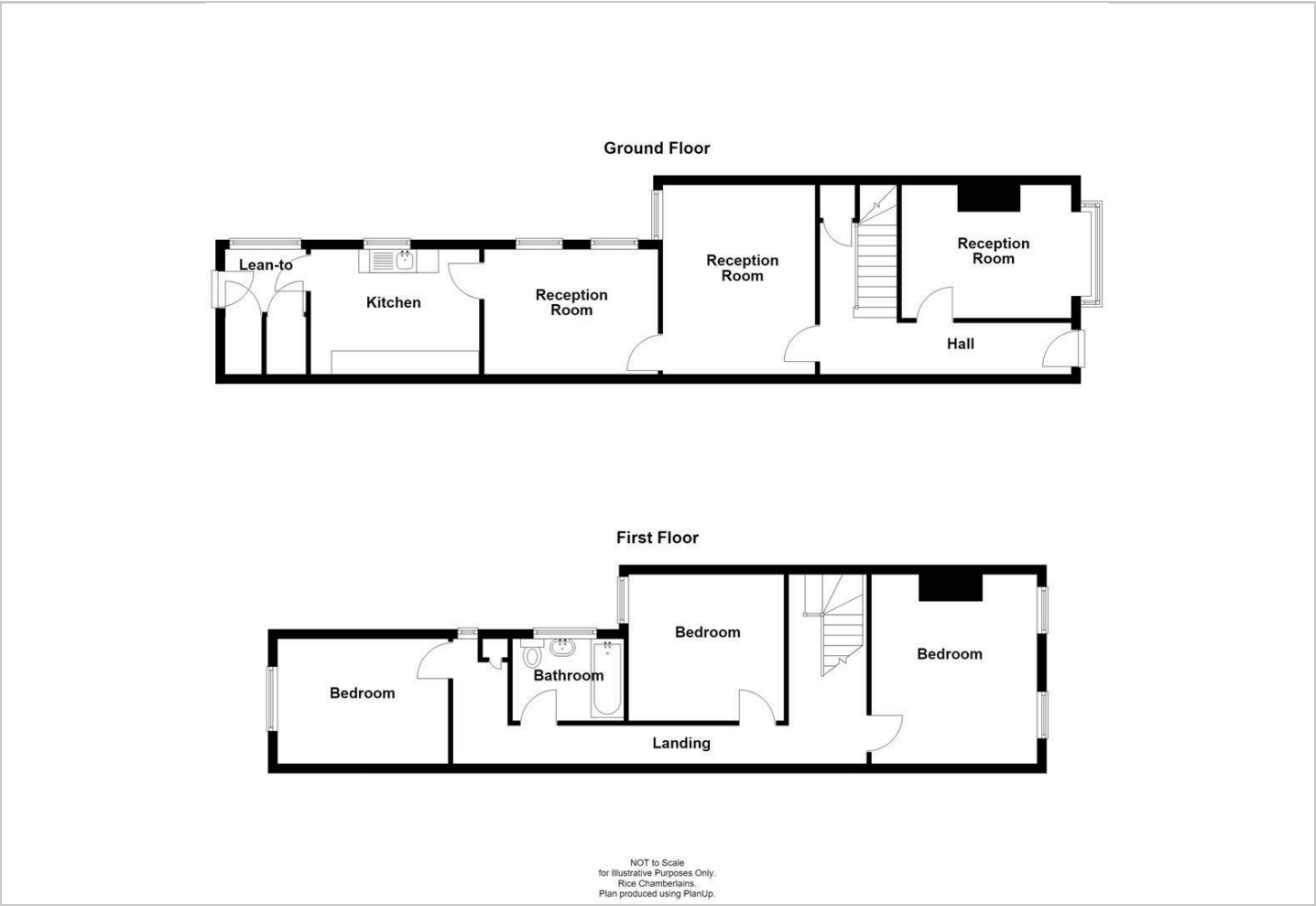
Hybrid Map



Terrain Map



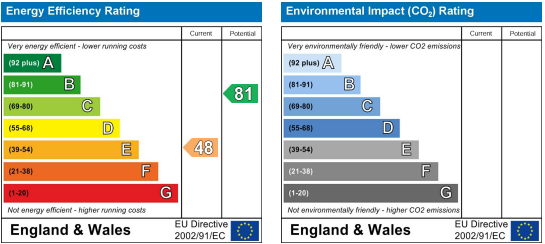
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.