



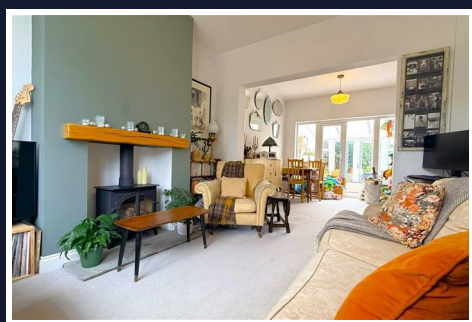
31 Sheringham Road

Kings Norton, Birmingham, B30 3RE

Offers In The Region Of £320,000



REFURBISHED AND RECONFIGURED THREE BEDROOM SEMI DETACHED HOME! Situated in the highly sought-after location of Sheringham Road, this beautifully refurbished and thoughtfully reconfigured three-bedroom semi-detached home offers stylish and versatile accommodation, ideally suited to modern family living. The property enjoys a convenient position within easy reach of a variety of local amenities, including everyday shopping facilities, supermarkets, independent retailers, cafés, and restaurants. The area is well-regarded for its excellent choice of schooling options, making it an appealing location for families. Nearby green spaces and parks, well placed for access to Kings Norton Green, excellent transport links are available close by, providing easy access to Birmingham City Centre, surrounding suburbs, and major road networks including the M42 and motorway links, making it ideal for commuters. The property comprises a driveway providing off-road parking, entrance porch, welcoming hallway with original red quarry tiled flooring, spacious open-plan living and dining room, conservatory, and an impressive extended kitchen featuring a central island and bi-fold doors opening onto a sunny rear garden. Further benefits include a useful utility room, guest WC, and additional storage area. To the first floor, the property offers two generous double bedrooms, a further single bedroom, and a modern re-fitted family bathroom. Having been refurbished and reconfigured by the current owner, the home further benefits from central heating, majority double glazing (where specified), and a contemporary finish throughout. Energy Efficiency Rating: TBC. For further information or to arrange a viewing, please contact our Kings Norton Office.



Approach

The property is approached via a block-paved front driveway providing off-street parking, with decorative flowerbeds to the borders. The driveway leads to double wooden doors opening into a storage area, while double-glazed French doors with decorative arched window provide access to the property.

Porch

With a wall-mounted Worcester combination boiler, storage space for the utility meters, and red quarry tiled flooring. A decorative wooden entrance door with a refurbished stained glass inset and matching side window opens into:

Hallway

With stairs rising to the first floor landing, a ceiling light point, decorative picture rail, red quarry tiled flooring, central heating radiator, and a useful understairs storage cupboard. Further doors lead to:

Open Plan Living/Dining Room

23'6" (max - into bay) x 10'4" (max) (7.188 (max - into bay) x 3.161 (max))

With a double glazed bay window to the front aspect and double glazed doors with accompanying double glazed side windows providing views of and access to the rear conservatory. Featuring two ceiling light points, a decorative fireplace with space for a wood-burning stove, and two central heating radiators.

Conservatory

9'7" x 9'1" (2.931 x 2.771)

With double glazed windows to the front and side aspects, double glazed French doors providing views of and access to the rear garden, tiled flooring, and a wall-mounted light points.

Extended Refitted Kitchen/Diner

13'8" max x 15'0" max 11'6" min (4.185m max x 4.587 max 3.513 min)

With bi-folding doors opening onto the rear garden, tiled flooring, three Velux roof lights, and a contemporary central heating radiator. With a Howdens kitchen with wooden shaker style doors, featuring a central island with wooden work surfaces, a five-ring gas hob with extractor hood over and

storage below, and space for an American-style fridge/freezer. A comprehensive range of matching wall and base units with wooden work surfaces incorporates an integrated oven and grill, integrated dishwasher, and a double Belfast sink with hot and cold mixer tap, with tiled splashbacks completing the space. Ceiling light point and a wooden door opening into:

Utility

7'7" x 5'8" (2.320 x 1.744)

With continued tiled flooring, space and plumbing for a washing machine and tumble dryer, a contemporary central heating radiator, ceiling light point, extractor fan, and useful storage. A door provides access to the garage, with a further door opening into:

Ground Floor WC

3'2" x 4'5" (0.976 x 1.349)

With decorative tiled flooring, half-height wall tiling, a low flush WC with push-button flush, wall-mounted space-saving wash hand basin with mixer tap, ceiling spotlights, extractor fan, and a central heating radiator.

Storage Area

2'10" x 7'6" (0.886 x 2.311)

With wooden double doors opening onto the driveway, ceiling light point, tiled flooring, and ample storage space.

First Floor Accommodation

From the hallway, stairs rise to the first floor landing with an obscured double glazed window to the side aspect, ceiling light point, decorative picture rail, loft access hatch, and doors leading to:

Bedroom One

10'5" max x 13'2" max into bay (3.177 max x 4.025 max into bay)

With a double glazed bay window to the front aspect, ceiling light point, decorative picture rail, decorative fireplace, and central heating radiator.

Bedroom Two

10'5" max x 10'0" max (3.182 max x 3.057 max)

With a double glazed window to the rear aspect, ceiling light point, decorative picture rail, decorative fireplace, and central heating radiator.

Bedroom Three

5'11" max x 8'7" max (1.80m max x 2.62m max)

With a double glazed window to the front aspect, ceiling light point, decorative picture rail, decorative fireplace, and central heating radiator.

Bathroom

10'0" x 5'1" (3.057 x 1.564)

With an obscured double glazed window to the rear aspect, tiled walls, panelled bath with mixer tap and mains-fed shower over, low flush WC with push-button flush, wash hand basin set within a vanity unit, tiled flooring, wall-mounted heated towel rail, ceiling-mounted extractor fan, and ceiling light point.

Rear Garden

Accessed from the living room or via bi-folding doors from the kitchen extension, the garden leads out to a block-paved patio area, ideal for outdoor entertaining. This extends to a mature lawn with decorative planted borders, established trees and shrubs, a further rear patio area with covered seating area, and a garden shed.

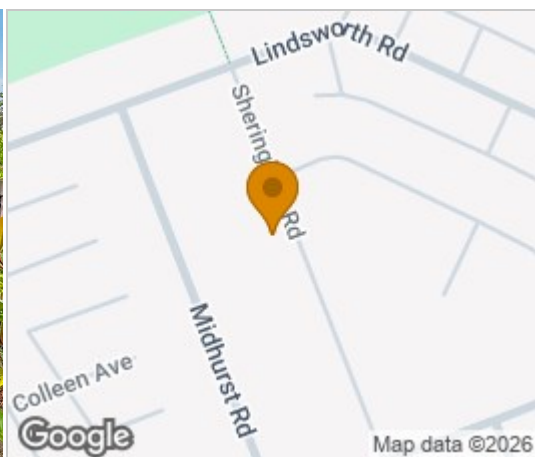
Tenure

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 Sheringham Road Birmingham, B30 3RE is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representative.





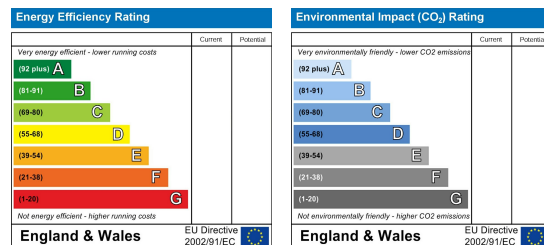
Floor Plan



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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