Rice Chamberlains
ESTATE AGENTS LLP



264 Rednal Road

Kings Norton, Birmingham, B38 8EX

Offers In The Region Of £195,000

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***THREE BEDROOM TERRACE HOME WITH NO UPWARD CHAIN!* Located on Rednal Road in this popular and convenient residential location, this three bedroom terraced home is ideally placed for access to a good range of local amenities. There are a number of shops, supermarkets, schools and everyday facilities within the surrounding area, whilst excellent transport links provide convenient access towards Birmingham City Centre and the surrounding areas. The property is also well placed for access to nearby green spaces, making this a popular location for buyers. The accommodation on offer briefly comprises: fore garden, entrance porch with storage, hallway, guest WC, kitchen diner, living room and rear garden with useful outside storage. To the first floor there are three bedrooms and a house bathroom. The property further benefits from warm air heating, double glazing (where specified) and is offered for sale with no upward chain. EPC Rating D. To arrange your viewing, please call our Kings Norton office or click the link to view the full virtual tour.**







Approach
The property is approached via lawned fore garden with steps leading to a composite front entry door opening into:

Porch
With ceiling light point, door opening into storage cupboard, obscured window overlooking the WC and a glazed obscured door opening into:

Hallway
With ceiling light point, stairs giving rise to the first floor landing, under stairs storage space and doors opening into:

Ground Floor WC
With ceiling light point, low flush WC, wall mounted wash hand basin with two taps over and glazed window overlooking the porch area.

Kitchen/Diner
9'8" x 15'4" (2.964 x 4.685)
With two ceiling light points, double glazed window to the front aspect, a selection of wall and base units with work surfaces incorporating stainless steel sink and drainer with mixer tap over, space facility for cooker with extractor over, space for washing machine and slimline, dishwasher, tiling to splash backs and warm heating system.

Living Room
15'11" x 9'9" (4.873 x 2.984)
With two ceiling light point, double glazed window to the rear aspect, vents for the warm heating and glazed door and step opening into:

Lobby Area
With a double glazed door giving access to the rear garden

First Floor Accommodation
From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point, door opening into storage cupboard and further doors opening into:

Bathroom
5'11" x 8'9" (1.812 x 2.675)
With ceiling light point, obscured double glazed window to the front aspect, tiling to walls, bath with two taps over, wash hand basin on pedestal with two taps over, low flush push button WC and door into airing cupboard housing the water tank.

Bedroom One
8'0" x 12'3" (2.455 x 3.753)
With ceiling light point, double glazed window to the front aspect, vent for warm air heating and sliding doors to in-built wardrobes.

Bedroom Two
5'10" x 10'2" (1.781 x 3.103)
With ceiling light point, double glazed window to the rear aspect, vent for warm air heating and in-built storage cupboard.

Bedroom Three
6'10" x 8'1" (2.094 x 2.486)
With ceiling light point, double glazed window to the rear aspect, vent for warm air heating and in-built storage cupboard.

Rear Garden
Being block paved leading to lawn, brick storage outhouse and rear access point.

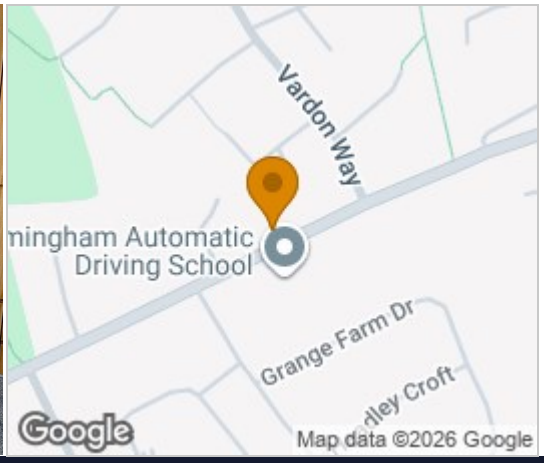
Tenure
The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

Council Tax
According to the Direct Gov website the Council Tax Band for Rednal Road Kings Norton, Birmingham, B38 8EX is band B and the annual Council Tax amount is approximately, £1,830.25, subject to confirmation from your legal representative.



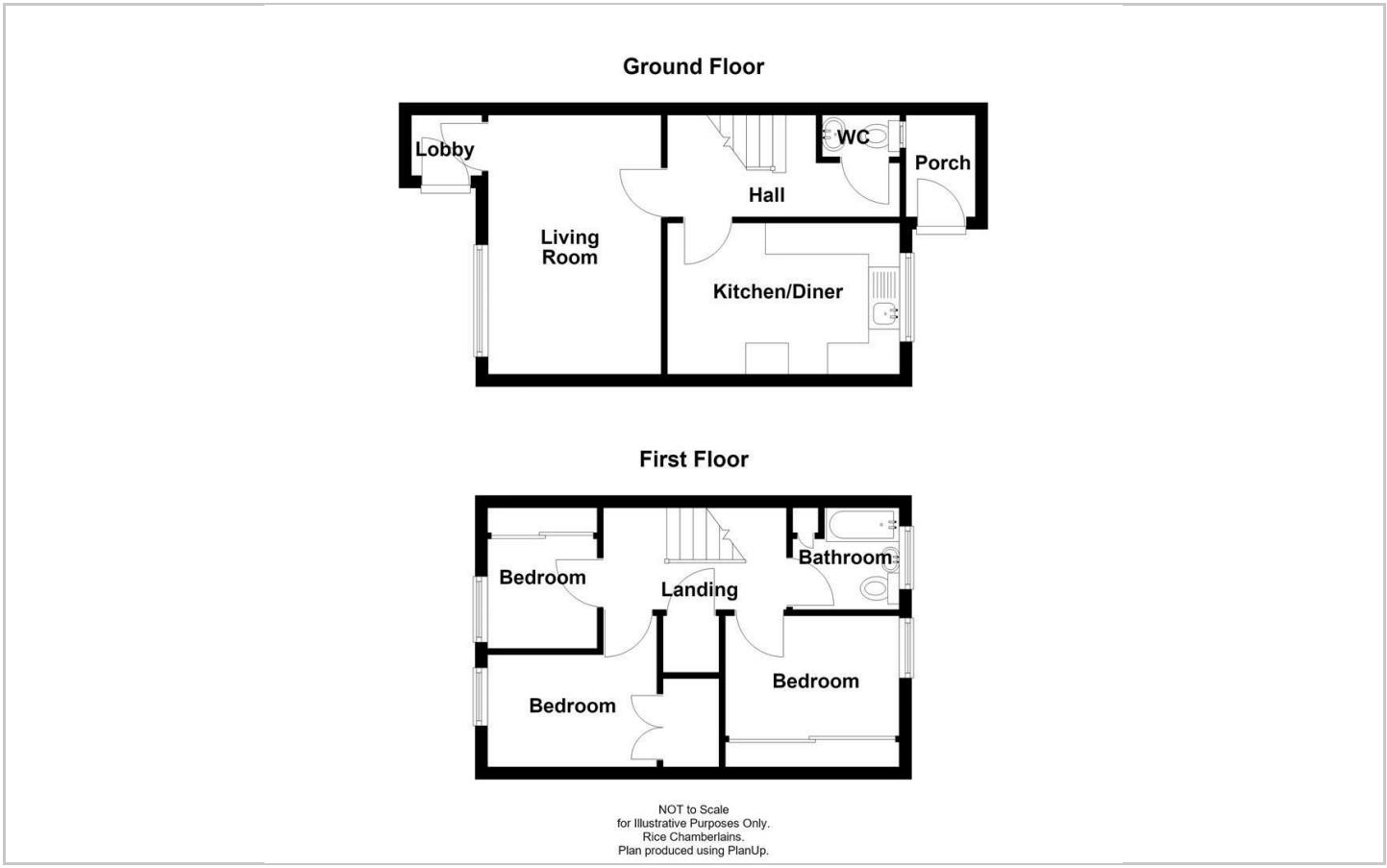






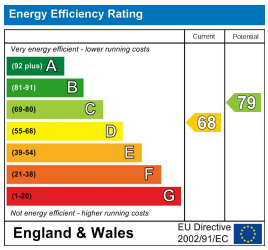
Floor Plan

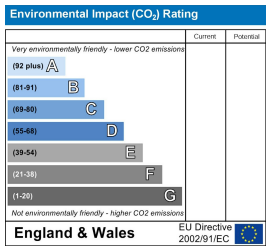


Viewing

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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