Rice Chamberlains
ESTATE AGENTS LLP



# 54B Heathside Drive

**Kings Norton, Birmingham, B38 9LP**

## Offers In The Region Of £275,000

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****THREE BEDROOM SEMI DETACHED HOME WITH GARAGE AND OFF ROAD PARKING!** Situated in a popular location, this lovely three bedroom semi detached home is conveniently placed for local schools, shopping facilities and access to the motorway network. Benefiting from double glazing and central heating, the accommodation comprises an entrance hall, ground floor WC, kitchen and spacious living and dining room with access to the rear garden. Upstairs are three bedrooms and a bathroom. Outside, the property offers a driveway, garage and a good sized, low maintenance rear garden. To arrange your viewing, please call our Kings Norton team!**







## Approach
With driveway providing off road parking and leading to garage, and pathways with mature lawned areas giving access to the front entry door giving access into hallway.

## Hallway
With ceiling light point stairs raising to the first floor accommodation., central heating radiator and doors opening:

## Guest WC
With low level push button w/c, ceiling light point, central heating radiator, wash hand basin on pedestal with mixer tap over and tiling to splash back areas. wall mounted fuse box and wall mounted extractor fan.

## Kitchen
8'2" (max) x 9'11" (max) (2.506 (max) x 3.048 (max) )
With a central heating radiator, ceiling light point, double glazed window to the front aspect, space facility for washing machine, dishwasher, and fridge freezer, integrated oven with four ring gas hob with an extractor fan over, selection of matching wall and base unit. stainless steel sink and drainer unit with mixer tap over and cupboard housing a combination boiler.

## Living Dining Room
15'0" (max) x 14'0" (max) (4.589 (max) x 4.279 (max))
With door opening to useful under stairs storage cupboard, double glazed French doors with accompanying windows giving views and access to the rear garden, laminate wooden effect floor covering, two ceiling light points and central heating radiator,

## Landing
Access to the first floor accommodation via stairs rising from hallway to the first floor landing with loft access point, door opening to useful storage cupboard and further doors opening into:

## Bathroom
6'2" (min) x 9'0" (max) 6'7"(max) (1.905 (min) x 2.761 (max) 2.015(max))
With an obscured double glazed window to the front aspect, door opening to useful storage cupboard, ceiling mounted extractor fan, heated towel rail, tiled flooring, wash hand basin on pedestal with mixer tap over , low flush push button WC, bath with mixer tap and mains powered shower above and tiling to splashback areas.

## Bedroom One
11'2" x 8'1" (3.416 x 2.488)
With a double glazed window to the rear aspect, central heating radiator, ceiling light point and fitted wardrobes.

## Bedroom Two
8'2" x 9'4" (2.491 x 2.848)
With a double glazed window to the front aspect, central heating radiator, ceiling light point and fitted wardrobes.

## Bedroom Three
6'7" x 8'1" (min) 10'1" (max) (2.012 x 2.477 (min) 3.090 (max))
With double glazed window to the rear aspect, central heating radiator and ceiling light point.

## Rear Garden
With a paved pathway from the living room or garage

leading to mature lawned area with panel fencing to borders.

## Garage

9'4" x 17'3" (2.848 x 5.260)

Is approached from the front or the rear of the garden. With metal up and over door to the front with a rear wooden door and ceiling light 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.

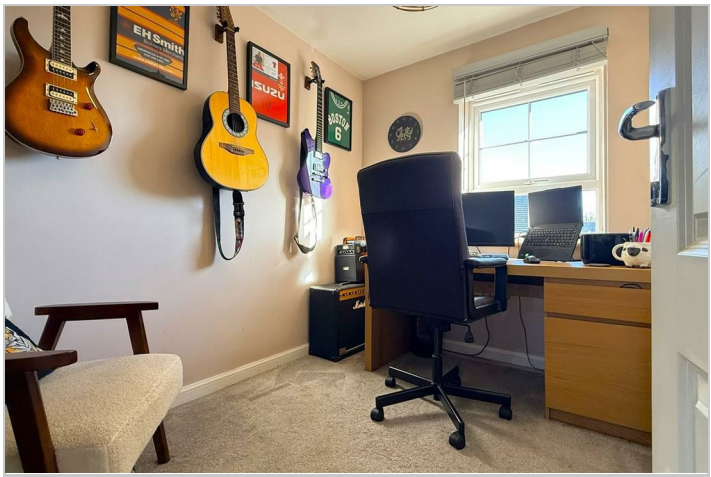
## Council Tax

According to the Direct Gov website the Council Tax Band for Heathside Drive Kings Norton, Birmingham, West Midlands, B38 9LP is band B and the annual Council Tax amount is approximately, £1,830.25, subject to confirmation from your legal representative.





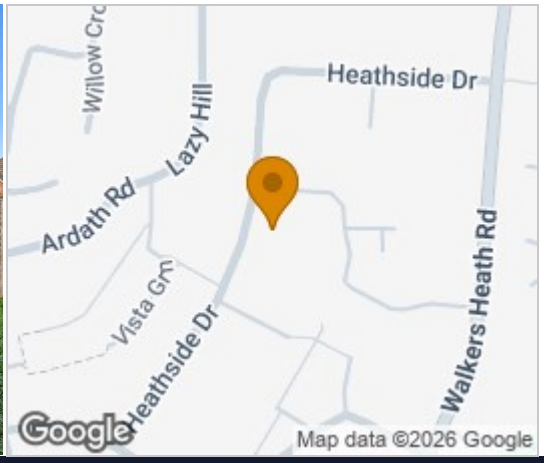




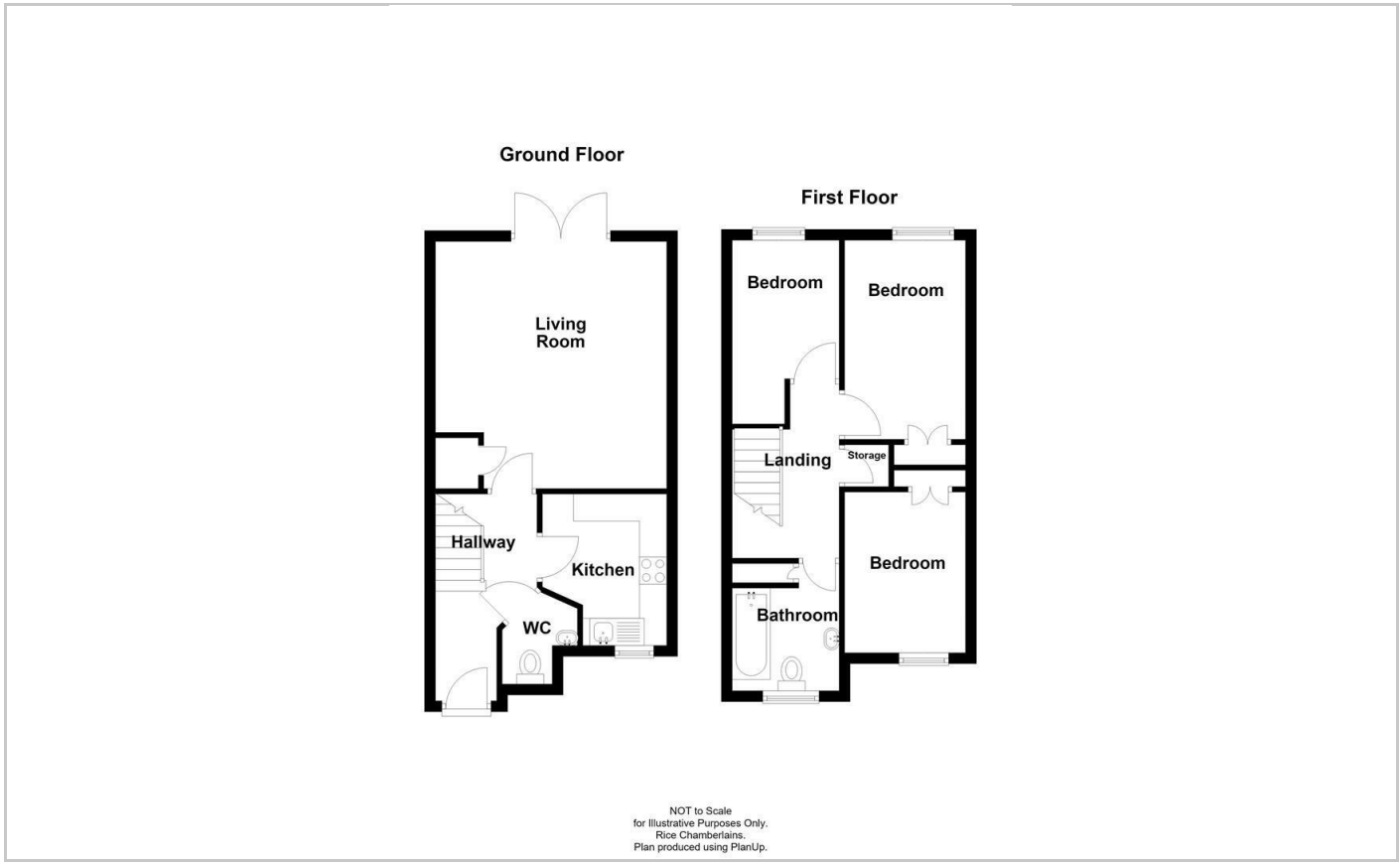







## Floor Plan



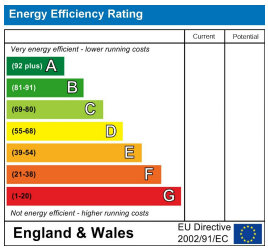

## Viewing

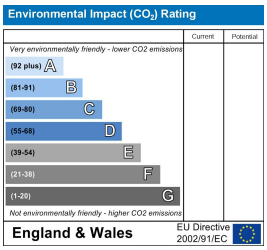
Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

## 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