Rice Chamberlains
ESTATE AGENTS LLP



15 Marbury Close

Kings Norton, Birmingham, B38 8YX

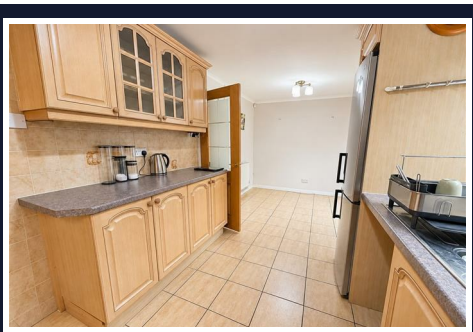
Offers In The Region Of £290,000

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****STUNNING THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME ** We are delighted to offer to the market with no upward chain this beautifully presented three/four-bedroom semi-detached family home, Nestled away in a peaceful cul-de-sac, the property is conveniently situated in Kings Norton offering an array of local amenities nearby including several well-regarded schools, local shops, and not to forget the great surrounding transport links too! The property offers versatile accommodation throughout and briefly comprises a welcoming entrance hallway, spacious living room; a kitchen/diner with separate utility, The property also features a recently converted garage with its own wet room. This fantastic addition offers excellent flexibility for either multi-generational living, guests or those seeking a separate space for independent living. To the first floor are three well-proportioned bedrooms and a shower room. Outside, the property benefits from a driveway providing off-road parking for multiple vehicles, together with an attractive tired rear garden offering an ideal space for relaxing. Energy Efficiency Rating: C. Early viewing is highly recommended to fully appreciate the space, presentation and versatility this wonderful home has to offer. To arrange your viewing, please contact our Kings Norton office today.**





Approach
The property is approached via a paved driveway and blue slate chippings leading to side access gate to the rear garden and lawn area leading to double glazed front entry door opening into porch and further double glazed French doors with accompanying windows.

Porch
4'9" x 2'10" (1.461 x 0.875)
With double glazed window to the side aspect, ceiling light point and glazed door opening into:

Living Room
16'3" x 10'10" (4.959 x 3.317)
With double glazed window to the front aspect, ceiling light point with fan, laminated wood effect floor covering, cornice to ceiling, feature fireplace with wooden surround and inset gas fire, central heating radiator, stairs gives rise to the first floor landing, door opening into kitchen and sliding door opens into:

Ground Floor Bedroom (Converted Garage)
13'8" x 13'3" (4.172 x 4.039)
With recessed spots to ceiling, laminate wood effect floor covering, two central heating radiators, double glazed window to the front aspect, double glazed French doors giving access to the front and sliding door opens into:

En-Suite Wet Room
6'3" x 5'5" (1.921 x 1.665)
With recessed spots to ceiling, could glazed obscured window to the side aspect, heated chrome radiator, low flush push button WC, wall mounted wash hand basin with mixer tap and wall mounted rainfall shower.

Kitchen/Diner
18'8" x 8'7" (5.701 x 2.636)
With tiled flooring, two ceiling light points, double glazed French doors giving access to the rear garden, central heating radiator and walkway into kitchen. With a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap over, space for cooker with extractor over, space for fridge freezer and dishwasher, tiling to walls, under stairs storage cupboard, double glazed window to the rear aspect and open walkway into:

Utility
7'8" x 5'6" (2.337 x 1.688)
With laminate wood effect flooring, recessed spots to ceiling, central heating radiator, double glazed door giving access to the rear garden, wall and base units with work surface incorporating stainless steel sink and drainer with mixer tap, tiling to splash backs, cupboard housing the boiler and space facility for washing machine.

Rear Garden

First Floor Accommodation
From Living Room turning staircase gives rise to the first floor landing with double glazed obscure window to the side aspect, ceiling light point, loft access point, central heating radiator, door opening into airing cupboard and further doors opening into:

Bedroom One
max 14'9" x 9'10" (max 4.503 x 3.012)
With ceiling light point, central heating radiator and double glazed window to the front aspect.

Bedroom Two
10'4" x 9'1" (3.160 x 2.790)
With ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bedroom Three
8'7" x 8'6" (2.641 x 2.608)
With ceiling light point, central heating radiator and double glazed window to the front aspect.

Shower Room
7'10" x max 5'9" (2.402 x max 1.755)
With recessed spots to ceiling, laminate wood effect floor covering, two frosted double glazed windows to the side and rear aspects, low level push button WC, wash hand basin in vanity unit with mixer tap, corner walk-in shower, tiled walls and wall mounted heated chrome radiator.

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 Marbury Close Birmingham, is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.







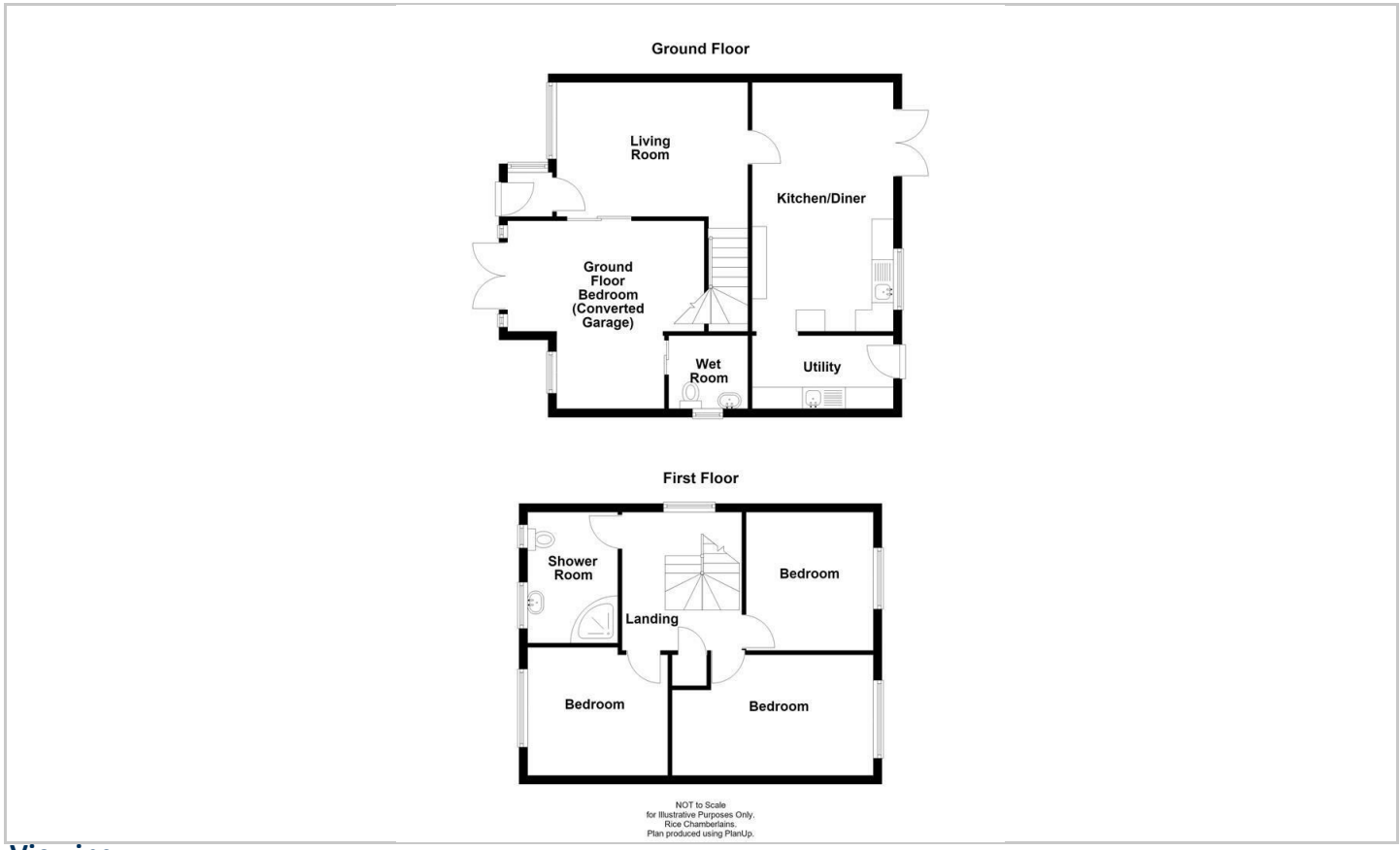








Floor Plan



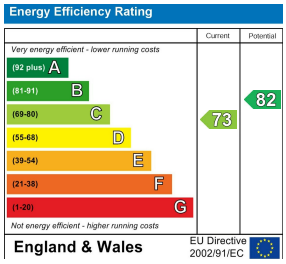
Viewing

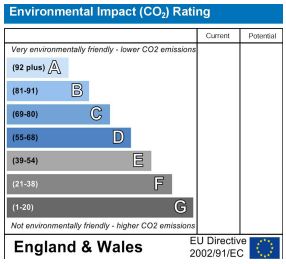
Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

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.

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