

**A THREE BEDROOM END TERRACED HOME WITH OFF ROAD
PARKING**



**160 POPES LANE
KINGS NORTON
BIRMINGHAM B38 8AR**

- Residential location
- Central heating and double glazing
- Kitchen, lounge and conservatory
- Three bedrooms and first floor bathroom with separate WC
- Off road parking

Offers Around £210,000 stc

Spacious three bedroom end terrace property tucked away in a residential location close to all amenities being sold with no upward chain. Set behind a paved driveway and in more detail;

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH double glazed with hardwood inner door into;

ENTRANCE HALL with stairs to the first floor, useful and spacious storage cupboard housing boiler, central heating radiator and doors to living room and kitchen.

LIVING ROOM 21'2 x 9'11 min 11'9 max dual aspect with double glazed window to front and rear making for a bright and airy room, central heating radiator and door leading to;



KITCHEN 9'5 x 8'11 max with double glazed window and hardwood door to conservatory and having a range of wall, drawer and base units with complimentary work surface over. Stainless steel single bowl sink and drainer with mixer tap, built in oven with 4 ring gas hob and extractor hood, useful pantry cupboard and open storage area under the stairs unmeasured.



CONSERVATORY 5'11 x 7' being double glazed to the sides and leading out on to a good sized rear garden.

FIRST FLOOR

STAIRS TO LANDING with access to loft void and all doors off to;

BEDROOM ONE 14' x 10' with double glazed window to front, radiator and small built in wardrobe.

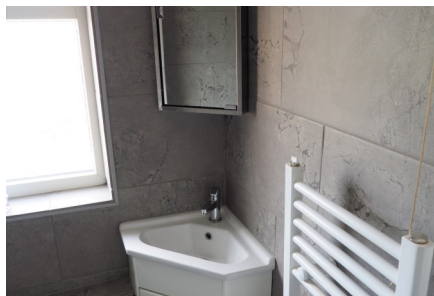
BEDROOM TWO 12'5 x 7'11 with double glazed window to the front, radiator and small built in wardrobe.



BEDROOM THREE 6'11 x 10'3 with double glazed window to the rear and radiator.

BATHROOM obscure double glazed window to rear, panelled bath with shower over corner wash hand basin, door to airing cupboard and ladder style radiator.

SEPARATE WC obscure double glazed window to rear and low level flush WC.





OUTSIDE

REAR GARDEN paved patio area leading to lawn, majority timber fence surround and gated side access leading to front.

GENERAL INFORMATION

TENURE	We are informed the property is Freehold
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating	'D62'
Council Tax	Band 'A'

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.