

**A CAREFULLY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
ON A CORNER PLOT IN SOUGHT AFTER LOCATION**



**68 AVERSLEY ROAD
KINGS NORTON
BIRMINGHAM B38 8PL**

- Very popular and established residential location
- Gas central heating and double glazing
- Large lounge, separate family and living room, conservatory
- 4 bedrooms, en suite shower to main and family bathroom
- Off road parking and rear garages - attractive gardens

£490,000 - FREEHOLD

Situated in Aversley Road in Kings Norton an established and popular residential location between Redditch Road and Rednal Road with well regarded schools, shopping facilities and great transport links. The property has been carefully extended and enjoys a corner position with access to a parking area in front of rear garages. The delightful accommodation has multiple living areas including a conservatory and with four good bedrooms, en suite shower room to the main and a main bathroom creates a wonderful family home.

THE ACCOMMODATION COMPRISES

RECESSED ENTRANCE PORCH with double opening doors and inner glazed door to the hall

RECEPTION HALL central heating radiator, stairs leading to the first floor and doors off to;



'L' SHAPED LOUNGE 19' 1" x 21' 2" (overall max.) double glazed patio doors to the garden, coving to ceiling, central heating radiator, two double glazed windows in the dining and door to the family room.



FAMILY ROOM 8' 10" x 11' 0" with laminate flooring and double doors to the conservatory.

CONSERVATORY 11' 3" x 8' 11" with radiator, double glazed windows to three sides and double doors opening to the garden.

LOUNGE 13' 2" (into bay) x 10' 0" with radiator, ceiling cornices and double glazed bay window to the front.



BREAKFAST/ KITCHEN breakfast area 9' 5" x 7' 10" open to kitchen area 5' 4" x 10' 4"

Range of fitted base and wall cupboards, built in double oven, breakfast bar and opening to the kitchen area with matching base and wall cupboards, inset single drainer sink, inset ceramic hob with cooker hood over and stainless steel splashback, double glazed window and door to the rear garden.



UTILITY AREA with space and plumbing for washing machine, and appliance space with Separate WC leading off with WC and wash basin.

FIRST FLOOR

LANDING obscure double glazed window to the side and doors off to;

MAIN BEDROOM 1 15' 7" (into wardrobes) x 11' 0" with double glazed windows to front and side, central heating radiator fitted wardrobes and double doors to en suite.

EN SUITE SHOWER ROOM with shower enclosure, wash basin and low level WC, half height tiling and obscure glazed window.



BEDROOM 2 13' 1" x 10' 0" with double glazed dormer window and central heating radiator.

BEDROOM 3 13' 6" (into bay) x 10' 0" with double glazed bay window to the front, radiator and fitted vanity top with bowl style wash basin.

BEDROOM 4 9' 7" x 7' 10" with double glazed window.



MODERN HOUSE BATHROOM with fitted white suite comprising panelled bath, wash basin, low level WC half height tiling, extractor fan, double glazed window with obscure glass and ladder style chrome heater.



OUTSIDE

ATTRACTIVE GARDEN an enclosed well maintained garden having block paved patio and pathway, lawned area with inset trees and fencing to boundaries, timber shed.

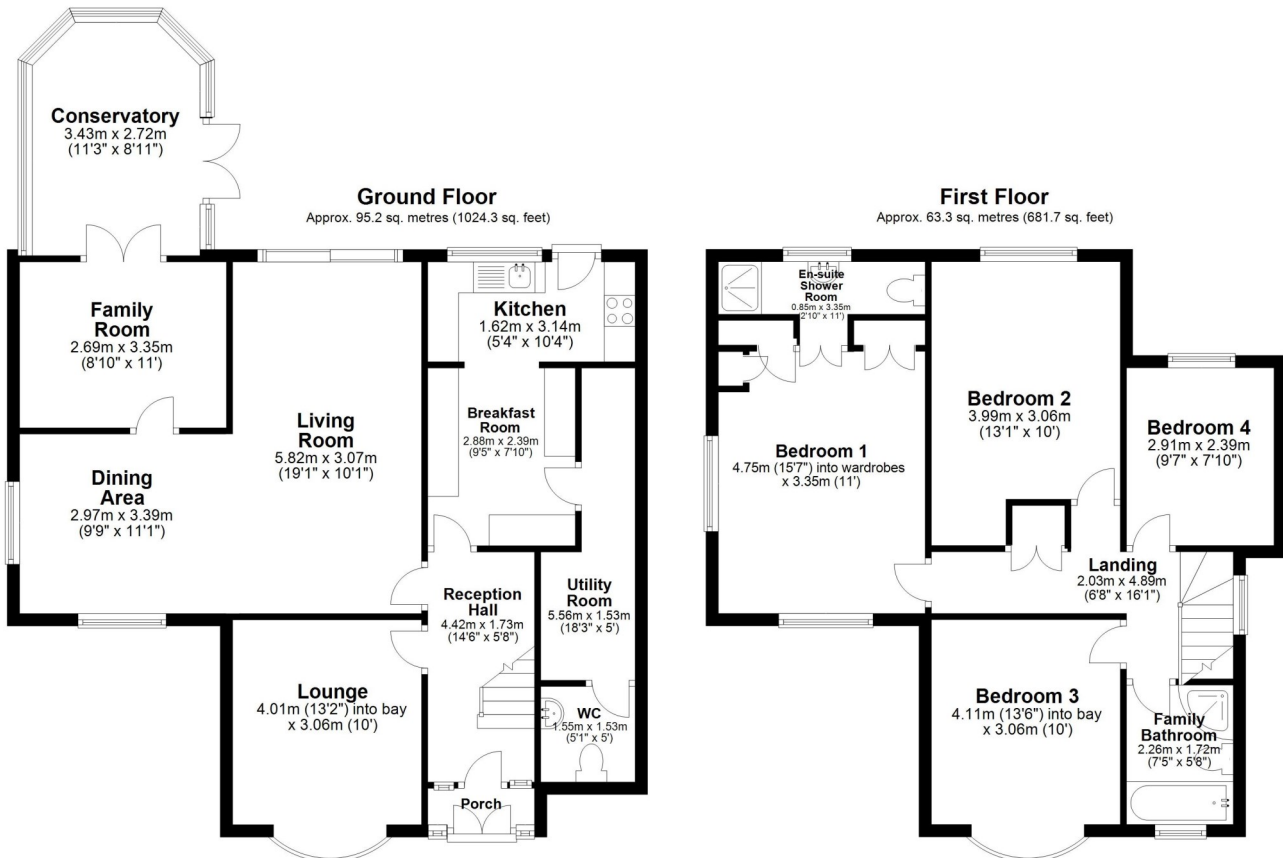


DOUBLE GARAGE set at the rear of the garden with block paved driveway parking area in front.



GENERAL INFORMATION

TENURE We are informed the property is Freehold
VIEWING By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating 'D55'
COUNCIL TAX BAND E - Birmingham



Total area: approx. 158.5 sq. metres (1706.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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.