

**A DELIGHTFUL THREE BEDROOM TWO BATHROOM MODERN SEMI
DETACHED HOME WITH DRIVEWAY PARKING**



**36 GREEN LANE
KINGS NORTON
BIRMINGHAM B38 9DW**

- Convenient location easy access to Kings Norton
- Superb Living Room
- Fitted kitchen/ diner
- Three Bedrooms - main with en suite shower room
- Family bathroom
- Pleasant enclosed easy maintenance rear garden
- Driveway with parking for two cars

Offers around £275,000

A three bedroom semi detached house built around 5 years ago on the perimeter of a small development in a popular and convenient location just off Redditch Road giving easy access to Kings Norton Green and nearby shopping centres and transport facilities with the recently opened 'Aldi' store close by.

THE ACCOMMODATION COMPRISES

APPROACH set off the road behind a fore garden with block paved driveway providing parking for 2 cars and path to the front door.

CANOPY PORCH with composite front door opening to the hall.



WIDE RECEPTION HALL stairs leading to first floor landing, double panel radiator, wood effect laminate flooring understairs cloaks/ store cupboard, doors to living room and kitchen and door to:-

FITTED CLOAKROOM/ WC with a wall mounted wash basin, close coupled WC, radiator, upvc double glazed side window with obscure glass and fitted shutter blind.

ATTRACTIVE LIVING ROOM 9' 7" x 15' 5" having a full height double glazed window with central double opening French doors to the garden with fitted shutter blinds, double panel central heating radiator.

KITCHEN/ DINER 17' 6" (into bay) x 10' 8" (max. narrowing to 8' 8" with a range of units with white faced units with dark contrasting worktops over, space for appliances, inset stainless steel sink and one and half bowl single drainer sink, base and wall cupboards, inset 'Indesit' 4 ring gas hob with stainless steel splashback, cooker hood over and built in under oven, double panel radiator, inset ceiling spotlighting, double glazed bay window to the front with fitted shutter blinds.



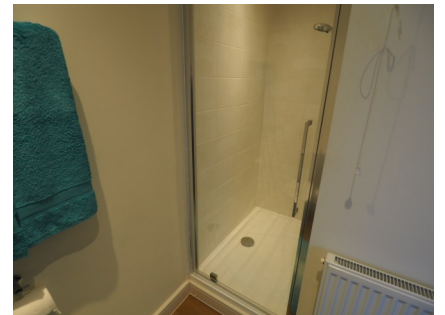
FIRST FLOOR

LANDING stairs with traditional balustrade, access to loft, radiator and all rooms off.

Built in cupboard with 'Vaillant' gas fired boiler.

BEDROOM ONE 9' 7" x 10' 3" with double door built in wardrobe, double glazed window to the rear with fitted shutter blind, central heating radiator and door to the en suite

EN SUITE SHOWER ROOM. With a fully tiled shower recess shower door and electric shower, wall mounted wash basin, close coupled WC, radiator, extractor fan and ceiling spotlighting.



BEDROOM TWO 11' 7" x 8' 0" double glazed window to front elevation with fitted shutter blind and central heating radiator.

BEDROOM THREE 8' 3" x 7' 1" with double glazed window to front elevation with fitted shutter blind, built in store cupboard/ wardrobe and central heating radiator.

HOUSE BATHROOM being half tiled behind fittings and with panel bath with integral shower attachment, wall mounted wash basin, close coupled WC, central heating radiator, extractor fan, ceiling spotlighting and double glazed window with obscure glass and fitted shutter blind.



OUTSIDE

PRIVATE REAR GARDEN set up for ease of maintenance with a paved patio, artificial lawn, fencing to boundaries and some raised 'sleeper' beds.



GENERAL INFORMATION

TENURE	We are informed the property is Freehold
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating	B84
Council Tax	Band 'B' (Birmingham)

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.