

**A TRADITIONAL 2 BEDROOM TERRACED HOME
IN A VERY POPULAR AND CONVENIENT LOCATION**



**8 BALDWIN ROAD
KINGS NORTON
BIRMINGHAM B30 3LG**

- Two interconnecting reception rooms
- Fitted kitchen
- Two bedrooms
- First floor bathroom
- Off road parking
- Long private rear garden

Offers Around £217,500

THE ACCOMMODATION COMPRISES

Approached via a stepped pathway to the front door to the side of an off road parking space.

ENTRANCE HALL with modern composite entrance door into hallway and door leading to;

FRONT RECEPTION 10' 7" (into bay) x 11' 3" double glazed bay window to front aspect, ceiling cornices, central heating radiator and tiled fireplace and hearth a wide opening through to:-



REAR LIVING ROOM 14' 0" x 11' 2" double radiator, double French doors to the garden and door leading to;

INNER LOBBY with stairs to first floor, door to understairs store cupboard and opening into;

FITTED KITCHEN 9' 5" x 7' 9" double glazed rear window, fitted with a range of wall, drawer and floor cupboards in a 'Shaker' style with wood effect worktops and upstands, inset stainless steel sink, fitted oven and 4 ring gas hob, cooker hood over stainless steel splash back.

FIRST FLOOR

STAIRS TO LANDING doors to all rooms leading off;

BEDROOM ONE 12' 2" (to wardrobes) x 11' 3" a double bedroom with double glazed window to the front, fitted wardrobes to one wall and central heating radiator.



BEDROOM TWO 11' 1" x 10' 2" a double bedroom with double glazed window to the rear and central heating radiator.

BATHROOM 9' 11" x 7' 10" a spacious bathroom, fully tiled with obscure double glazed window to the rear, panelled bath with folding shower screen, low level flush WC, wash hand basin and central heating radiator.



OUTSIDE

LONG REAR GARDEN mature, private and generous garden with tiered paved areas, mature inset tree and hedging to the side boundaries.



GENERAL INFORMATION

TENURE We are informed the property is Freehold.
VIEWING By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating D68
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.