

**A DELIGHTFUL WELL MAINTAINED THREE BEDROOM END TERRACE
HOME IN QUIET CUL DE SAC LOCATION**



**16 LOW THATCH
KINGS NORTON
BIRMINGHAM B38 9TY**

- Excellent three bedroom end terrace with driveway
- Spacious living room
- Breakfast kitchen
- Three bedrooms and good sized shower room
- Charming private rear garden
- Side garage and EV charging point

Offers Around £229,000

Set on a residential development with access off Shannon Road with easy access to Redditch Road with local facilities and transport services. The property is approached via neat fore garden with block paved drive to the side providing off road parking space and leading to the side garage, path leading to porch entrance. The well maintained and spacious accommodation has gas fired warm air central heating and double glazing and a viewing is strongly recommended.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH with double glazed entrance door, meter cupboard and composite front door to the hall.

ENTRANCE HALL stairs leading to first floor door to storage cupboard and doors off to;

LOUNGE 11' 10" x 11' 10" a pleasant sitting room with double glazed window to front aspect.



BREAKFAST KITCHEN 11' 6" (max) x 17' 8" fitted with a range of floor and wall units with wood fascias with light coloured work surface over, inset sink unit, appliance space, space for cooker with cooker hood over, beamed ceiling, 2 large Store Cupboards leading off, ample space for table and chairs, double glazed window and sliding patio doors to rear with security screen.



FIRST FLOOR

LANDING access to loft, Airing Cupboard and all rooms off with attractive etched glass panels to;

BEDROOM ONE 14' 8" x 9' 1" with a range of fitted furniture including wardrobes, bridge cupboards over a bed space with side tables and dressing table, double glazed window.

BEDROOM TWO 9' 9" x 8' 8" a good sized second bedroom with double glazed window.

BEDROOM THREE 9' 0" x 8' 8" a good single bedroom with double glazed window.



SHOWER ROOM a spacious shower room with a corner shower enclosure and a ‘Triton’ electric shower, wash basin on a vanity unit and low level WC, panelling to the walls and ceiling with inset spotlighting and double glazed windows with obscure glass.

OUTSIDE

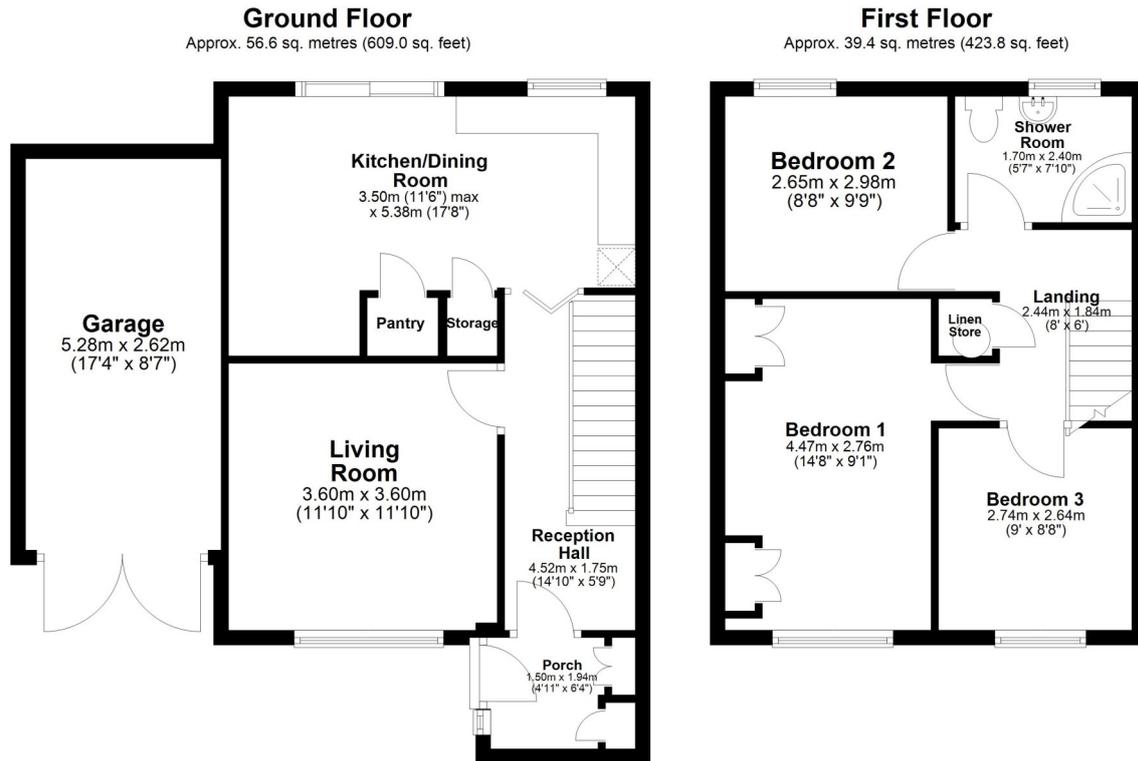
PRIVATE REAR GARDEN with a paved patio area, path to the side of a chipped area, hedging and fencing to the boundaries with rear gate to a pedestrian access. Awning over the patio doors, water tap and exterior power point.

SIDE GARAGE 17’ 4” x 8’ 7” with double opening doors, power and lighting, storage space in the pitched roof area, EV charging point..



GENERAL INFORMATION

TENURE	We are informed the property is Freehold.
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC RATING	D61
COUNCIL TAX	Band 'B' (Birmingham)



Total area: approx. 95.9 sq. metres (1032.8 sq. feet)

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.