



# Heathside Drive, Kings Norton

## Offers Around £250,000

- HALLWAY
- MODERN KITCHEN DINER
- THREE BEDROOMS
- FRONT & REAR GARDEN
- MODERN PROPERTY
- LOUNGE
- GROUND FLOOR WC
- MODERN BATHROOM
- DRIVEWAY
- EARLY VIEWING RECOMMENDED

An ideal location for this modern three bedroom semi detached house close to the local amenities, perfect for first time buyers or buy to let investment.

There are well regarded local primary and secondary schooling nearby. Education facilities are subject to confirmation from the Education Department.

Local shops can be found nearby on Kings Norton Green, a traditional village offering an eclectic selection of shops and hostelrys, with bus routes to Kings Heath, Kings Norton and Birmingham City centre.

Just a short drive down the A435 Alcester Road is junction 3 of the M42 forming the hub of the Midlands motorway network.

There are railway stations close by in Kings Norton, Wythall and Yardley Wood offering commuter services between Birmingham and Stratford upon Avon.

Set back from the roadside via a paved footpath with lawned fore garden, a composite front door opens into the

### **HALLWAY**

Having stairs to first floor accommodation, ceiling light point, central heating radiator and door into the

### **LOUNGE**

**14'7 x 11'10 max (4.45m x 3.61m max)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and door into the

### **MODERN KITCHEN DINER** **15'0 x 10'1 (4.57m x 3.07m)**



Having wall and base units with work surfaces over incorporating sink and drainer, four ring gas hob with extractor over and oven beneath, space for fridge freezer, dishwasher and washing machine, recessed ceiling spot lights, central heating radiator, large storage cupboard, UPVC double glazed window to the rear and door into

### **REAR LOBBY**

Having door to the rear garden and

### **GROUND FLOOR WC**

Having low level WC, wash hand basin, recessed ceiling spot lights and central heating radiator

### **BEDROOM 1**

**15'0 x 11'11 max (4.57m x 3.63m max)**



Having UPVC double glazed windows to the front, ceiling light point, central heating radiator and large storage cupboard

**BEDROOM 2**  
**13'11 x 7'8 (4.24m x 2.34m)**



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

**BEDROOM 3**  
**9'10 x 7'2 (3.00m x 2.18m)**

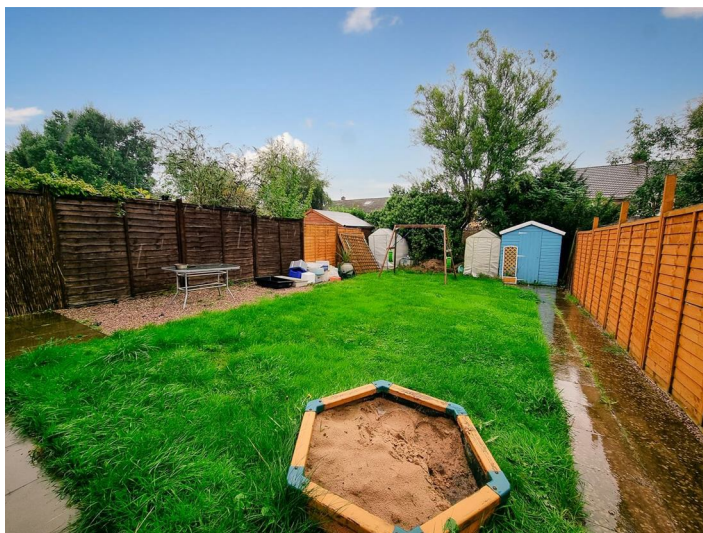
Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

**MODERN BATHROOM**



Having panelled bath, low level WC , wash hand basin, ceramic wall tiles, ceiling light point and central heating radiator

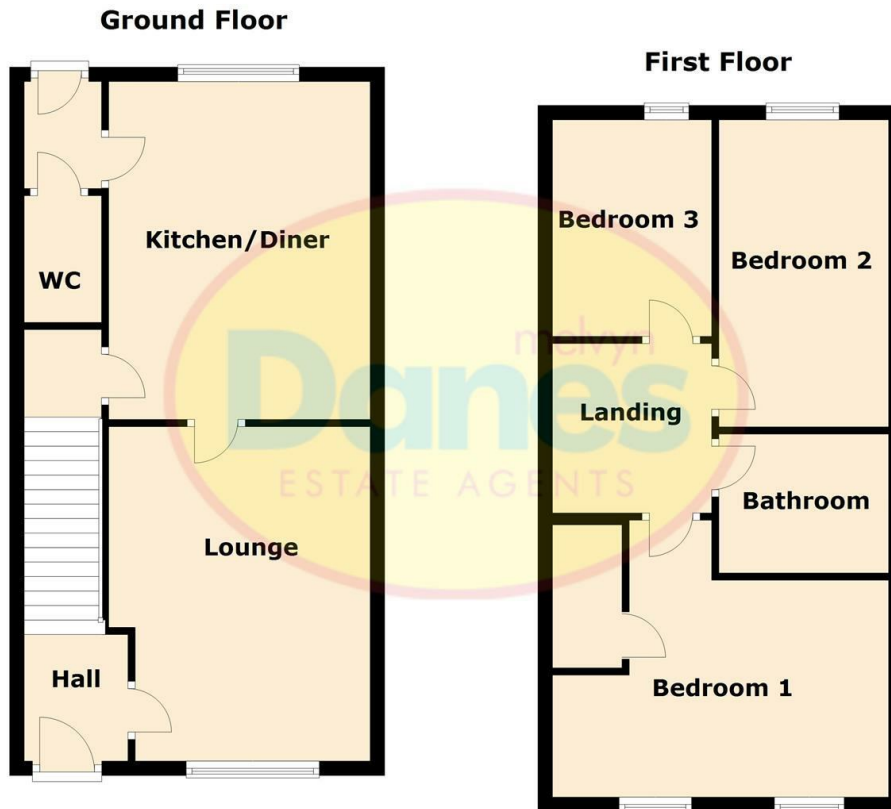
**REAR GARDEN**



Having paved patio area leading to lawn with fencing to boundaries and gated access

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



**COUNCIL TAX BAND - B**

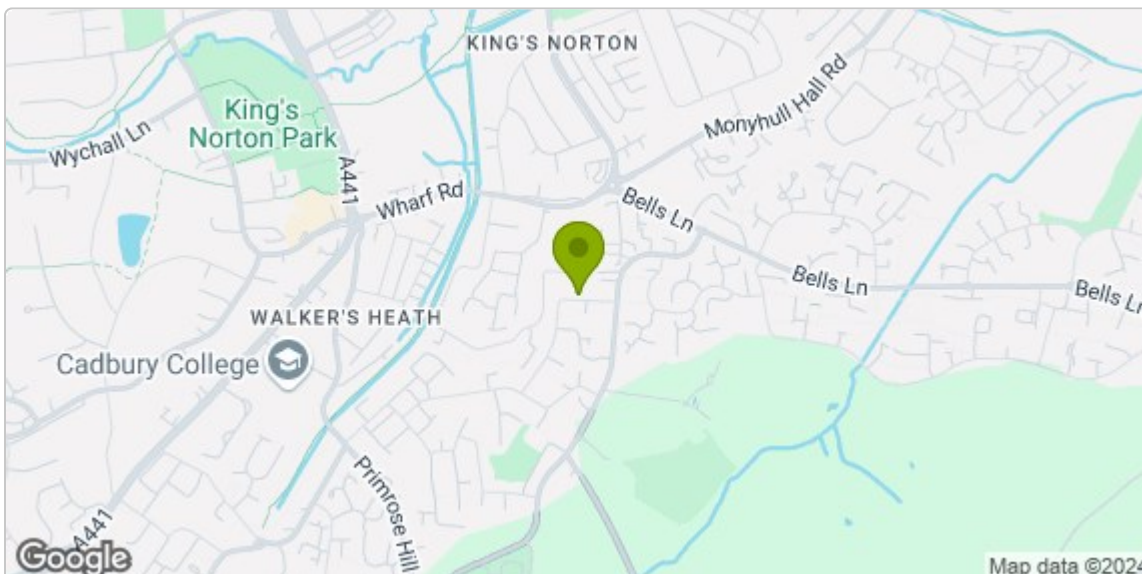
**TENURE** We are advised that the property is Freehold but as yet we have not been able to verify this.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**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 the 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 the photographs are NOT included unless specifically mentioned within these 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.

**THE CONSUMER PROTECTION REGULATIONS** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**PROPERTY TO SELL?** If in order to purchase this property should you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



**Full Postal Address:**  
19 Heathside Drive Kings  
Norton Birmingham B38 9LR

**Council Tax Band: B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	78	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	