

**Kings Gate Kings Norton Birmingham B38 8BD**



AN EXECUTIVE FOUR BEDROOMED DETACHED RESIDENCE ON A SOUGHT AFTER GATED DEVELOPMENT. Very well presented offering superb open plan kitchen/diner, four good sized bedrooms and manageable landscaped rear garden. Viewing Highly Recommended. EP rating C

## DIRECTIONS

From the Selling Agent's Offices in Mary Vale Road, Bournville, turn left into Linden Road and continue along Watford Road towards Cotteridge. Continue straight ahead at the two roundabouts along the Pershore Road. At the next roundabout take the third exit along the A441 Redditch Road where King's Gate can be found some distance along on the right hand side behind the iron gated entrance.

## THE ACCOMMODATION MORE PARTICULARLY COMPRISES

### GROUND FLOOR

#### CANOPY PORCH

Having composite entrance door with double glazed panel leading to

#### SPACIOUS ENTRANCE HALL

Having understairs storage cupboard, central heating radiator and doors leading to

#### DOWNSTAIRS W.C.

Having tiled flooring, low level dual flush w.c suite, wall mounted wash basin and central heating radiator.

#### LOUNGE (FRONT) 21'04" (6.5m) (plus bay) x 11'09" (3.58m )

Having two central heating radiators and UPVC double glazed bay window.

#### KITCHEN/DINER (REAR) 26'02" (7.98m) x 9'05" (2.87m)

Having part tiled flooring, a range of contemporary high gloss base and wall units with drawers, work surfaces, integrated fridge freezer, integrated dishwasher, integrated for washing machine, one and a half bowl stainless steel single drainer sink with mixer tap, four ring gas hob with chimney style extractor over, electric double oven/grill, two central heating radiators, UPVC double glazed window and UPVC double glazed double doors to garden.

### FIRST FLOOR

#### SPACIOUS LANDING

Having access to loft which is part boarded, airing cupboard housing gas fired central heating boiler, central heating radiator, UPVC double glazed window and doors leading to

#### BEDROOM ONE (FRONT) 21'06" (6.55m) (max) 13'10" (4.22m) (min) x 11'09" (3.58m )

Having a range of fitted wardrobes with sliding doors, central heating radiator, UPVC double glazed window and door leading to

#### EN-SUITE SHOWER ROOM

Having tiled floor, part tiled walls, low level dual flush w.c. suite, wall mounted wash basin with mixer tap, wall mounted mirrored vanity unit, walk in shower cubicle with shower, tiled surround and chrome ladder style central heating radiator.

#### BEDROOM TWO (REAR) 14'09" (4.5m) x 9'06" (2.9m)

Having central heating radiator and UPVC double glazed window.

#### BEDROOM THREE (FRONT) 14'01" (4.29m) (max) 10'07" (3.23m) (min) x 11'0" (3.35m )

Having central heating radiator and UPVC double glazed window.

#### BEDROOM FOUR (REAR) 11'01" (3.38m) x 9'06" (2.9m )

Having central heating radiator and UPVC double glazed window.

#### FAMILY BATHROOM

Having tiled floor, part tiled walls, low level dual flush w.c. suite, wall mounted wash basin, wall mounted mirrored vanity unit, panelled bath with mixer tap and shower over, shaving point and chrome ladder style central heating radiator.

#### GARAGE 16'08" (5.08m)x 8'05" (2.57m)

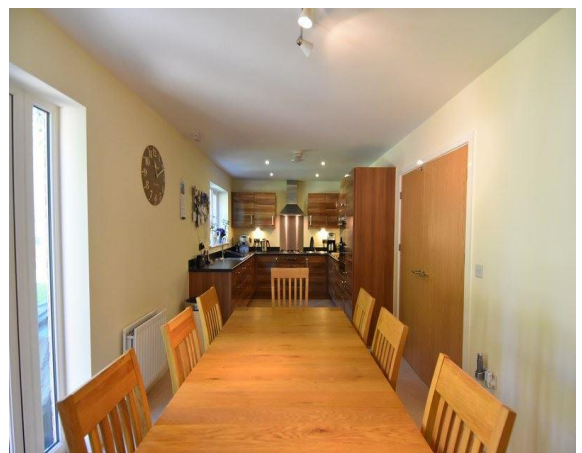
Having up and over metal door, electric power and lighting.

### OUTSIDE

The property is situated on an exclusive development of executive properties and is approached from the Redditch Road via a gated entrance to a shared driveway leading to

### FOREGARDEN

Having a tarmac driveway offering good off road parking and access to garage, lawned area, shrub borders, paved pathway to gated side access





leading to the rear garden.

### REAR GARDEN

Being an attractive feature of the property having been landscaped offering a paved patio area, shrub borders, shaped lawn, gated side access to front, greenhouse, garden shed, cold water tap and electric point within fenced boundaries.

### TENURE

The agent understands the property is Freehold.

There is a Service Charge of £46.70 a month applicable for the maintenance of shared areas within the development.

### FIXTURES AND FITTINGS

All items of fixtures and fittings except those mentioned in these detailed sales particulars are excluded from the sale.

### THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and 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 Solicitor or Surveyor.

### FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

### PROPERTY INFORMATION QUESTIONNAIRE

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.

### FREE VALUATION FOR SALE

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

### SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

### LETTINGS

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

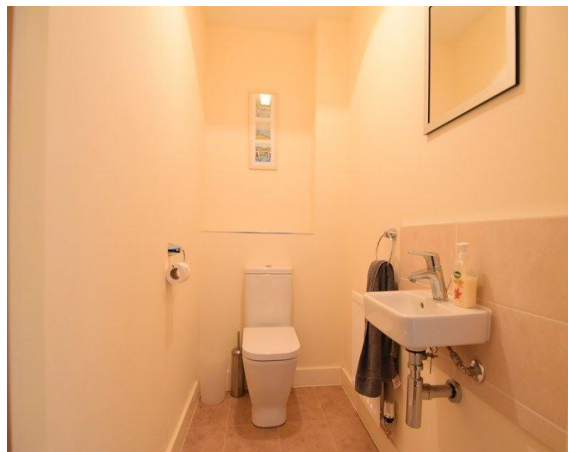
### MORTGAGE AND FINANCIAL SERVICES

We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

Loans are subject to status and survey. Minimum age is 18.


**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request. A mortgage indemnity policy may be required.





# Energy Efficiency Rating

|  | Current                            | Potential   |
|--|------------------------------------|---|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>79</p>                          | <p>80</p>   |
| <p><b>England &amp; Wales</b></p>  | <p>EU Directive<br/>2002/91/EC</p> |  |