

**A SPACIOUS MODERN THREE BEDROOM SEMI DETACHED HOME
IN A VERY POPULAR LOCATION**



**77 FAIRLIE CRESCENT
KINGS NORTON
BIRMINGHAM
B38 8DX**

- Through Lounge
- Breakfast kitchen
- Three good bedrooms
- First floor bathroom
- Garage

Offers Around £240,000

Located in a popular residential position off Rednal Road just a short distance to historic Kings Norton green. The house is set on a corner of Fairlie Crescent and a walkway to other houses with a lawned open front garden area.

THE ACCOMMODATION COMPRISES

Entered via double glazed door into square entrance hall, radiator, door to the inner hallway and door to:-

STUDY/ CLOAKS STORE offering very useful additional space with double glazed side window.

INNER HALL with stairs to the first floor, large under stairs store cupboard and doors to lounge and kitchen.

THROUGH LOUNGE a bright spacious room with double glazed bow window to front, double glazed window overlooking the rear garden, radiator, coving to ceiling, fire surround with marble style hearth.



KITCHEN wide double glazed window and side door and fitted with an extensive range of floor, wall and drawer units with wood effect work surfaces, inset sink unit with mixer tap, appliance spaces, gas cooker point and ceiling cornices. Low level store cupboard under the stairs. Potterton gas fired central heating boiler.



Stairs to Landing with all rooms off

BEDROOM ONE double glazed window to rear elevation, two double door fitted wardrobes, dressing table and radiator.

BEDROOM TWO double glazed window overlooking rear garden and radiator.

BEDROOM THREE double glazed window to the front, two double door built in wardrobes and radiator,

SPACIOUS BATHROOM obscure double glazed window to front and consisting of three piece white suite of wood panelled bath with shower over, pedestal wash hand basin and low level flush WC. radiator



OUTSIDE

GARDEN private rear garden with paved patio and lawned area, with additional space to the side of the house.

GARAGE single garage with up and over door in nearby block.



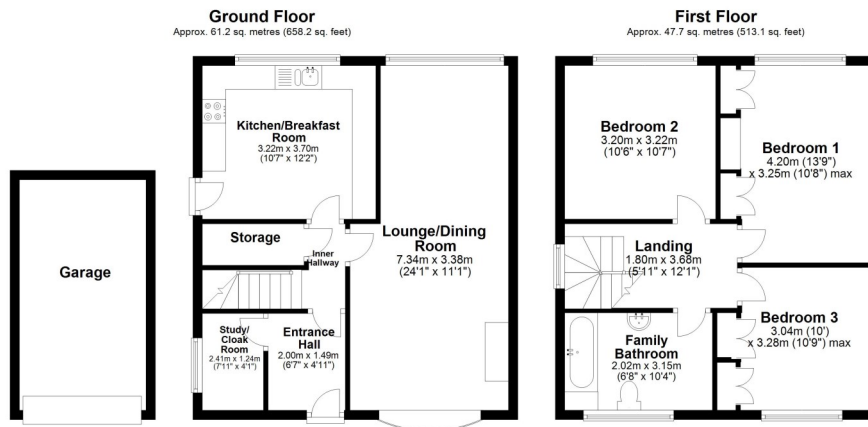
GENERAL INFORMATION

TENURE We are informed the property is Freehold

VIEWING By prior appointment with Oakton Estates on 0121 459 9641

COUNCIL TAX 'C'

EPC E54



Total area: approx. 108.8 sq. metres (1171.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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.