

A THREE BEDROOM TERRACED HOME WITH OFF ROAD PARKING



**143 SISEFIELD ROAD
KINGS NORTON
BIRMINGHAM B38 9JB**

- Residential location
- Central heating and double glazing
- Breakfast kitchen, lounge
- Three bedrooms and first floor bathroom
- Off road parking

Offers Around £175,000 stc

Spacious three bedroom mid terrace property tucked away in a residential location close to all amenities being sold with no upward chain. Set behind a block paved driveway in more detail;

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH with storage cupboard, storage area and double glazed door into;

ENTRANCE HALL with stairs to the first floor, further storage cupboard, central heating radiator and doors to lounge and breakfast kitchen.

LIVING ROOM 11'9 x 10'11 double glazed window to front, central heating radiator and double doors leading to;



BREAKFAST KITCHEN 11'5 x 17'7 with double glazed window and double French doors to rear garden and fitted with a range of floor, wall and drawer units with work surface over. Stainless steel sink and drainer with mixer tap, space and plumbing for white goods, wood effect laminate flooring and wall mounted “Viessmann” boiler.



FIRST FLOOR

STAIRS TO LANDING with access to loft void, door to linen cupboard and all doors off to;

BEDROOM ONE 14'9 max into wardrobes x 8'9 a double bedroom with sliding doors to built in wardrobe, radiator and double glazed window to the front.

BEDROOM TWO 8'6 x 9'1 with radiator and double glazed window to the rear.



BEDROOM THREE 8'11 max x 8'6 with radiator and double glazed window to the front.

BATHROOM obscure double glazed window to rear, panelled bath with shower over and wash hand basin.

SEPARATE WC obscure double glazed window to rear elevation and low level flush WC.





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

OUTSIDE

REAR GARDEN tiered rear garden, with steps leading up and retaining walls and useful brick built store.

GENERAL INFORMATION

- TENURE** We are informed the property is Freehold
- VIEWING** By prior appointment with Oakton Estates on 0121 459 9641
- EPC Rating** 'C75'
- Council Tax** Band 'B'

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.