

**A DELIGHTFULLY SITUATED SPACIOUS THREE BEDROOM
TERRACED HOME WITH GARAGE**



**4 PASTURES WALK
KINGS NORTON
BIRMINGHAM B38 9UJ**

- Residential location on walkway
- Central heating and double glazing
- Pleasant lounge, dining/ kitchen and utility area
- Three bedrooms and first floor bathroom
- Garage at rear

Offers Around £200,000

Spacious three bedroom mid terrace property tucked away in a residential location close to all amenities. Set off a walkway behind a neat front garden with pathway through a lawned area and paved area in front of the house.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL with door to the lounge.

LIVING ROOM 17' 10" x 11' 7" with a double glazed window to front, two central heating radiators, stairs leading off to the first floor and door to the kitchen.



DINING/ KITCHEN 17' 9" x 11' 3" with double glazed window and fitted with a range of floor, wall and drawer units with work surface over. Inset one and a half bowl stainless steel sink with mixer tap, appliance space, tiled splashbacks and floor. Ample space for a table and chairs with a wide opening to the utility area.



UTILITY AREA 7' 7" x 4' 0" with fitted worktop and space for a washing machine, 'lantern' rooflight, double glazed door to the garden and door to:-

FITTED CLOAKROOM with low level WC, pedestal wash basin, tiled walls and double glazed window with obscure glass.

FIRST FLOOR

STAIRS TO LANDING with doors to all rooms:-

BEDROOM ONE 14' 7" x 9' 0" a double bedroom with radiator and double glazed window.



BEDROOM TWO 8' 8" x 9' 10" with radiator and double glazed window.

BEDROOM THREE 8' 9" x 8' 7" with radiator and double glazed window.

BATHROOM with a white suite of panel bath, pedestal wash basin and low level WC, tiled walls and double glazed window with obscure glass.



OUTSIDE

REAR GARDEN neat rear garden with modern paving, lawned area and fencing to the boundaries. A rear gate gives access to Lime Kiln Way and the rear detached garage.

GARAGE with up and over door.





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.