

**MOST ATTRACTIVE AND APPEALING TWO BEDROOM SEMI
DETACHED HOUSE IN A DELIGHTFUL SECLUDED LOCATION**



**11 RIVERSIDE COURT
KINGS NORTON
BIRMINGHAM B38 8AA**

- Tucked away position on a private drive off Wychall Lane
- Delightful living room and conservatory
- Good size fitted kitchen
- Ground floor bedroom and shower room
- Main first floor bedroom with en suite bathroom
- Pleasant sized rear garden

Offers Around £187,500

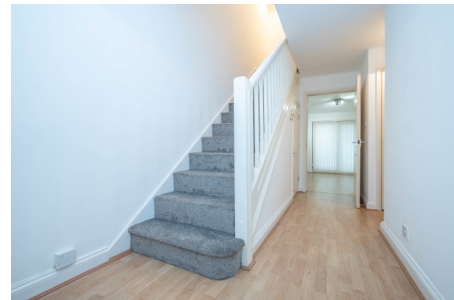
A two bedroom semi detached house in an exclusive residential development set off Wychall Lane and approached via a gated private driveway to an open area with visitor parking spaces and with houses along two sides. The house is of an attractive and versatile design and viewing is strongly recommended, the accommodation would suit first time buyers or downsizers to enjoy a quiet position in this residential area with local facilities close by at Northfield and Kings Norton Green.

THE ACCOMMODATION COMPRISES

APPROACH via small fore garden with block paving leading into the entrance porch.

CANOPY PORCH with a half glazed entrance door to the hall.

ENTRANCE HALL with laminate flooring, stairs to the first floor with traditional balustrade, understairs store cupboard, useful built in store cupboard/ airing cupboard and doors to the lounge , bedroom 2 and shower room.



LIVING ROOM 12' 0" x 9' 5" with double radiator, wood effect laminate flooring, bi-fold door to the kitchen and double glazed sliding patio doors to the conservatory.



CONSERVATORY 8' 0" x 7' 9" with double glazed window on three sides and sliding patio doors opening to the garden.

FITTED KITCHEN 12' 0" x 7' 0" (max.) with a range of base and wall units with wood fascias and marble effect worktops, inset one and a half bowl single drainer sink with cupboard under, space and plumbing for washing machine, tiled splashbacks, inset 4 ring ceramic hob, 'Hisense' under oven (both new), radiator, wall mounted 'British Gas' gas combi central heating boiler and double glazed window to the rear.



BEDROOM TWO 9' 4" x 7' 9" with radiator and double glazed window to the front. This room could also be used as an additional living room, office or study.

SHOWER ROOM with a corner shower enclosure and mixer shower, pedestal wash basin and low level WC, tiling in the shower area, radiator and extractor fan.

FIRST FLOOR

Stairs to a small Landing area with a door to the main bedroom

BEDROOM ONE 17' 4" (into dormer) x 12' 8" (max.) a large 'L' shaped room with a double glazed dormer window to the front elevation, two radiators and access to the under eaves storage space. Door to:-

EN SUITE BATHROOM with a pastel coloured suite comprising a panel bath, pedestal wash basin, low level flush WC, half height tiling, radiator, 'Velux' double glazed roof light and light/ shaver point.



OUTSIDE

There is an allocated parking space at the front with visitor parking on the far side.

GOOD SIZED GARDEN laid out for ease of maintenance with path and border, gravelled area and fencing to the boundaries. Gated side entrance.



GENERAL INFORMATION

TENURE We are informed that the property is Freehold

VIEWING By prior appointment with Oakton Estates on 0121 459 9641

EPC Rating 'C70'

Council Tax Band 'C' (Birmingham)

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.