

**MOST ATTRACTIVE AND CHARMING TWO BEDROOM END TOWN
HOUSE IN A VERY POPULAR LOCATION**



**240 THE FAIRWAY
KINGS NORTON
BIRMINGHAM B38 8YN**

- Convenient and popular location just off Rednal Road
- Delightful 'L' shaped living room
- Good size fitted dining/ kitchen
- Two bedrooms
- Spacious first floor bathroom
- Enclosed private rear garden and Garage in rear block

Offers Around £195,000

A two bedroom end town house in an exclusive residential enclave on the corner of Rednal Road and The Fairway comprising twenty five properties which form a small friendly residential community very close to historic Kings Norton Green with a range of local shops and within easy reach of local parks and walks including Kings Norton local nature reserve. Ideal for the first time buyer or downsizer.

THE ACCOMMODATION COMPRISES

APPROACH via neat fore garden with lawn, shrubs and bushes and pathway to the front door:-

ENTRANCE HALL with double glazed front door and side panels, vinyl flooring, glass panelled inner door to the living room.

DELIGHTFUL LIVING ROOM 14' 11" x 13' 11" (max.) an 'L' shaped room with stairs leading off to the first floor, double radiator, pine fire surround, deep storage cupboard off under the stairs, full height upvc double glazed window to the front, wood effect laminate flooring and door to the kitchen.



FITTED BREAKFAST/ KITCHEN 13' 11" x 8' 0" a lovely bright room with a range of units with wood fascias including a wine rack and dark granite effect worktops, inset stainless steel single drainer sink with cupboard under, space and plumbing for washing machine, tiled splashbacks, further appliance space, inset 'Zanussi' gas hob and electric under oven, cooker hood over, double radiator, space for table and chairs, upvc double glazed window to the rear and upvc double glazed sliding patio doors in the breakfast area opening to and overlooking the garden.



FIRST FLOOR

Stairs to LANDING Storage Cupboard and cupboard housing a 'Ariston' gas fired combi boiler. Doors off to:-

BEDROOM ONE 11' 11" (plus wardrobes) x 9' 9" with a upvc double glazed dormer window to the front, radiator, built in wardrobes to one wall with sliding doors.

BEDROOM TWO 8' 3" x 8' 1" with a upvc double glazed dormer window to the rear, radiator, built in single wardrobe and panelling to dado height.

SPACIOUS BATHROOM with a white suite comprising panel bath with integral shower attachment, pedestal wash basin, low level flush WC, radiator and upvc double glazed window with obscure glass.



OUTSIDE

PART WALLED REAR GARDEN laid out for ease of maintenance with a decked area immediately to the rear and paving beyond ideal for entertaining with privacy provided by the wall to one side and benefitting from not being overlooked from the rear.

Gate to rear.

GARAGE set in a block to the rear of the property with metal up and over door.



GENERAL INFORMATION

TENURE We are informed that the property is Freehold (The property forms part of a small community of houses under Redway Management Ltd and there is a small annual service charge to cover services in the communal areas, which are informed is £250 per annum)

VIEWING By prior appointment with Oakton Estates on 0121 459 9641

EPC Rating 'D63'

COUNCIL TAX Band 'B' (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.