

## **21 CLANDON CLOSE, KINGS NORTON, B14 5QL**

### **OFFERS AROUND £220,000**

- ENTRANCE HALLWAY
- LOUNGE DINER
- THREE BEDROOMS
- FRONT DRIVEWAY
- CUL DE SAC LOCATION
- GROUND FLOOR WC
- EXTENDED & REFITTED KITCHEN
- REFITTED BATHROOM
- LOW MAINTENANCE REAR GARDEN

There are well regarded local primary and secondary schooling nearby. Education facilities are subject to confirmation from the Education Department.

Local shops can be found nearby with bus routes to Kings Heath, Kings Norton and Birmingham City centre.

Just a short drive down the A435 Alcester Road is junction 3 of the M42 forming the hub of the Midlands motorway network.

There are railway stations close by in Kings Norton, Wythall and Yardley Wood offering commuter services between Birmingham and Stratford upon Avon,

Set back from the road via paved driveway, a UPVC door opens into the

### **ENTRANCE HALLWAY**

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doors into the lounge diner and

### **GROUND FLOOR WC**

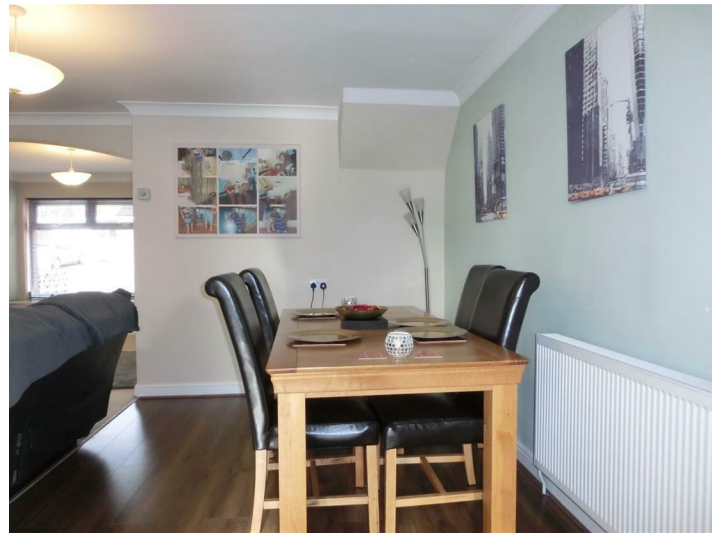
Having low level WC, circular wash hand basin, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the front

### **LOUNGE DINER**

**21'3 x 18'1 max (6.48m x 5.51m max)**



Having UPVC double glazed window to the front, two ceiling light point, three central heating radiators and open access into the



### **EXTENDED KITCHEN**

**16'9 x 8'0 (5.11m x 2.44m)**



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, four ring gas hob with extractor over, integrated oven, space for dish washer, fridge freezer and washing machine, ceramic wall tiles, recessed ceiling spot lights and UPVC window full width window and double doors to the rear garden

### **LANDING**

Having ceiling light point, loft access to part boarded loft and doors into three bedrooms and refitted bathroom



### BEDROOM 1



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

### BEDROOM 2



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

### BEDROOM 3

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

### REFITTED BATHROOM



Having panelled bath with shower over and glazed side screen, pedestal wash hand basin, low level WC, ceramic wall tiles, recessed ceiling spot lights and UPVC double glazed window to the front

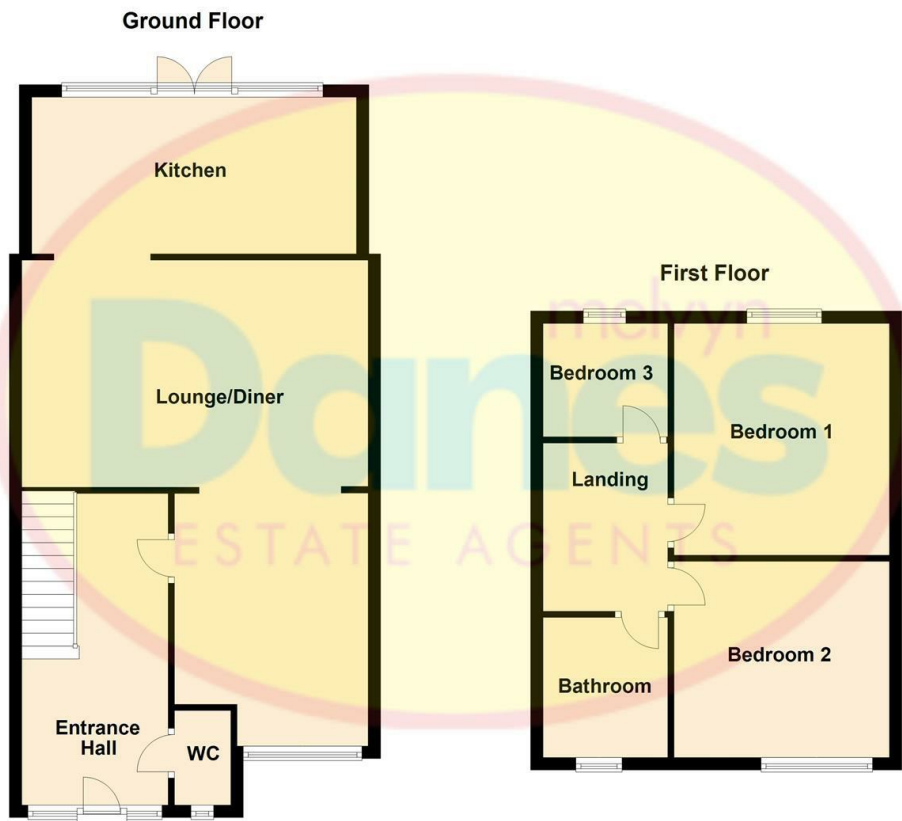
### REAR GARDEN



Being paved for ease of maintenance with fencing to boundaries and coniferous screening

# Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



**FLOOR PLAN** Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

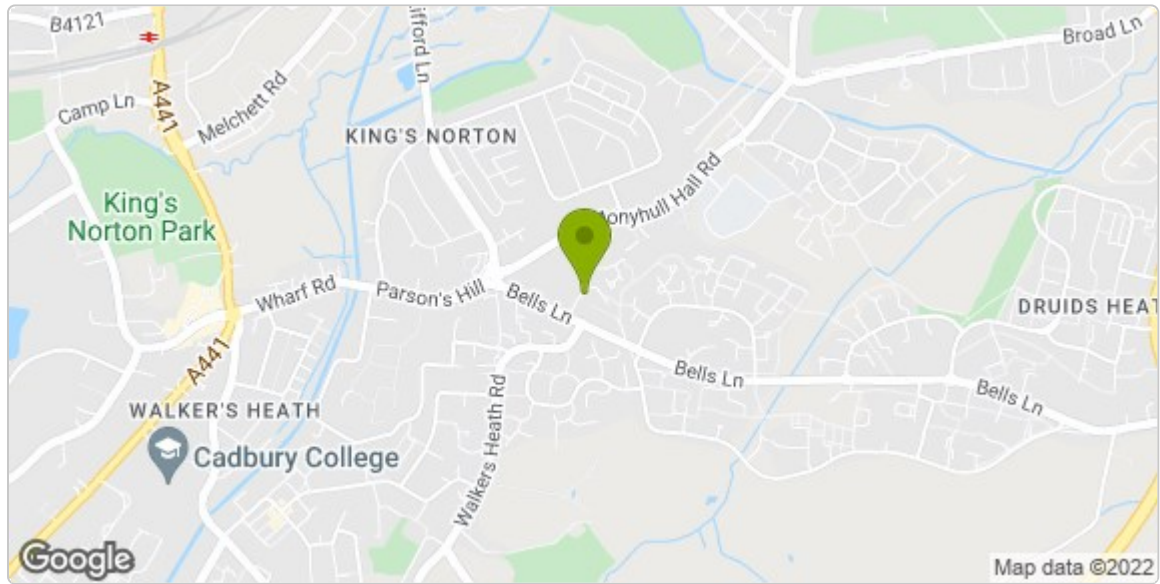
**TENURE** We are advised that the property is Freehold but as yet we have not been able to verify this.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**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 the 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 the photographs are NOT included unless specifically mentioned within these 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.

**THE CONSUMER PROTECTION REGULATIONS** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**PROPERTY TO SELL?** If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC