

# Horton & Storey



Walkers Heath Road, Kings Norton,

£214,950

# Property Features

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- Three Bedrooms
- South Facing Rear Garden
- Well Presented
- Extended Kitchen
- Family Bathroom
- Utility Room

## Full Description

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**LOCAL AREA** The property is situated in a very convenient location, walking distance to local shops, bus routes and other amenities.

**APPROACH** Via the front garden which has a path leading to the front door with fencing and bushes to the boundaries.

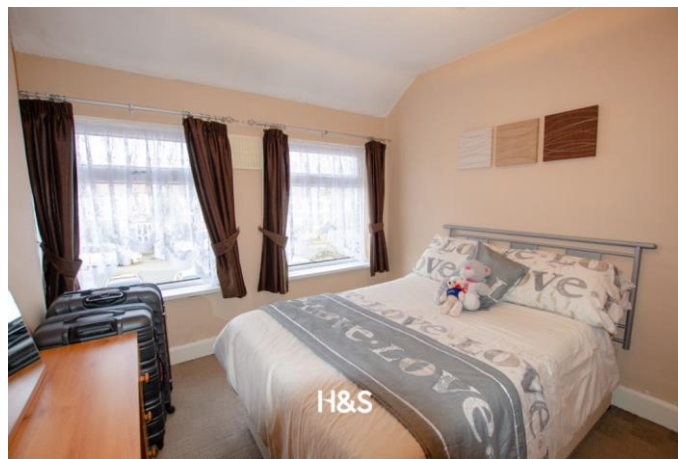
### GROUND FLOOR

**ENTRANCE HALL** A welcoming entrance hall with a wall mounted electric heater, a double glazed window to the side elevation and doors leading to the ground floor rooms.

**LOUNGE** 9' 10" x 12' 4" (3.0m x 3.78m) A bright lounge with a large double glazed bow window to the front elevation, a gas fire inset to a brick fire place and an opening onto the dining area.

**DINING AREA** 10' 0" x 12' 8" (3.06m x 3.87m) A perfect area for families providing a dining area off the lounge and patio doors leading to the utility room.

**EXTENDED KITCHEN** 6' 6" x 16' 4" (2m x 5.0m) A large extended kitchen comprising of a range of wall and floor base units, roll top work surface incorporating an inset sink and electric hob. There is a built in oven, space for a fridge freezer, tiling to the floor, two double glazed windows and a door to the utility room.



**UTILITY/LEAN TO** 9' 2" x 6' 6" (2.8m x 2.0m) A convenient room benefitting from plumbing for a washing machine, space for a tumble drier, electric points and a door leading to the rear garden.

## FIRST FLOOR

**LANDING** The landing has a double glazed window to the side elevation allowing in lots of light and doors to the first floor rooms.

**BEDROOM ONE** 12' 0" x 9' 11" (3.66m x 3.03m) A double bedroom with a range of fitted wardrobes and a double glazed window to the rear elevation.

**BEDROOM TWO** 9' 2" x 11' 9" (2.8m x 3.59m) Another double bedroom with two double glazed windows to the front elevation.

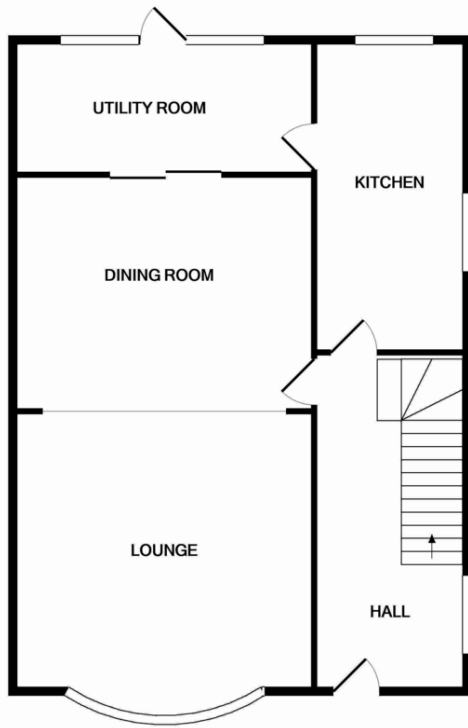
**BEDROOM THREE** 6' 5" x 7' 6" (1.96m x 2.3m) A generous sized single bedroom with a double glazed window to the front elevation.

**BATHROOM** A family bathroom with the suite comprising of a corner bath with shower, a sink and a wc. There is a double glazed window to the rear elevation, tiling to splash prone areas and a wall mounted economy 7 boiler.

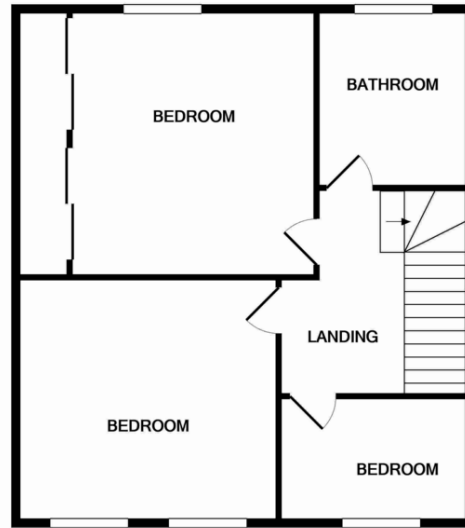
## OUTSIDE

**GARDEN** A low maintenance, south facing rear garden that has a patio area leading to the lawn with fencing to boundaries and a side gate providing access to the side of the property.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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