

# Horton & Storey



Baldwin Road, Kings Norton, Birmingham,

Offers Over **£180,000**

# Property Features

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- Three Bedrooms
- Semi Detached
- Lounge
- Modern Kitchen
- Off Road Parking
- Ground Floor Bathroom

## 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.

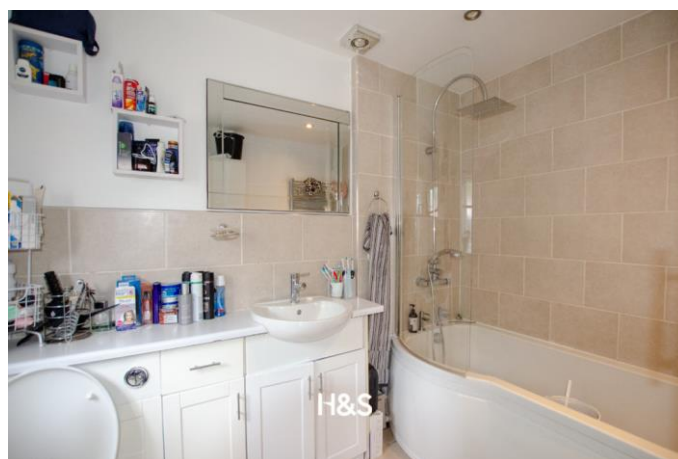
**APPROACH** The property is accessed via a path to the front door, there is a driveway and a gate leading to the rear garden.

### GROUND FLOOR

**HALLWAY** A bright entrance hall leading from the porch with a double glazed window to the side elevation, stairs to the first floor landing and a door to the lounge.

**LOUNGE** 12' 2" x 14' 4" (3.73m x 4.38m) Having a double glazed window to the front elevation, wall mounted electric fire, central heating radiator and a door leading to the under stairs storage.

**KITCHEN** 9' 0" x 10' 9" (2.76m x 3.29m) A recently fitted kitchen with a range of modern high gloss wall and floor base units, with integrated washing machine and fridge freezer, roll top work surfaces over incorporating a gas hob, inset sink and a breakfast bar. There is tiling to the floor, a double glazed window to the rear elevation, a door leading to the rear garden and a door leading to the ground floor bathroom.





**GROUND FLOOR BATHROOM** The suite comprises of a p shaped bath with monsoon style shower over, a vanity unit incorporating a sink and wc, a central heating radiator and an obscure double glazed window to the rear elevation.

#### FIRST FLOOR

**LANDING** A double glazed window to the side elevation and doors leading to the first floor rooms.

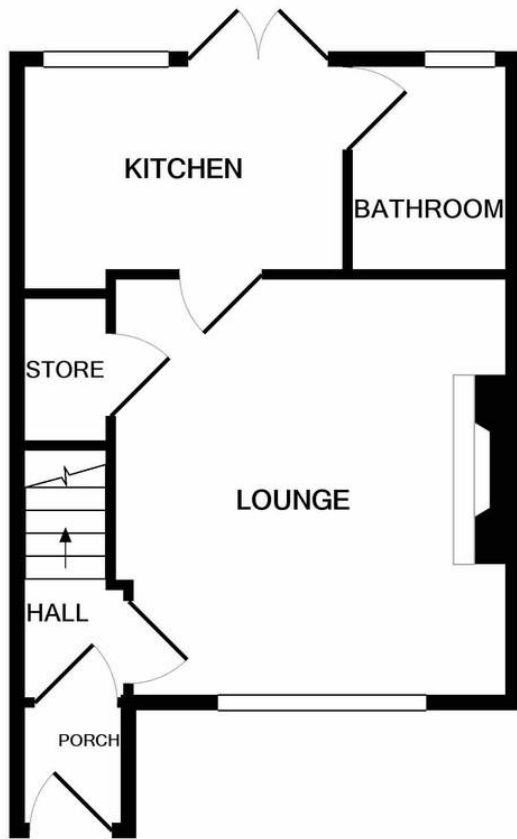
**BEDROOM ONE** 10' 2" x 12' 9" (3.12m x 3.91m) A large double bedroom with a set of fitted wardrobes, two double glazed windows to the front elevation and a central heating radiator.

**BEDROOM TWO** 9' 8" x 10' 10" (2.96m x 3.32m) A double bedroom with a double glazed window to the rear elevation and a central heating radiator.

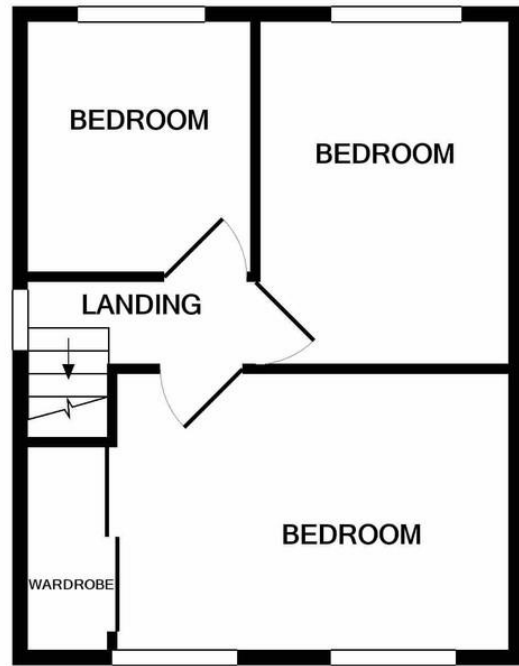
**BEDROOM THREE** 7' 11" x 8' 3" (2.43m x 2.52m) A large single bedroom with a double glazed window to the rear elevation and a central heating radiator.

**REAR GARDEN** The well maintained rear garden is ideal for entertaining and benefits from a large decking area leading to a lawn which has fencing to boundaries.





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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