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£280,000 Offers In Region Of

Sunderton Road, Birmingham, B14 6JL

Semi-Detached House | 3 Bedrooms | 2 Bathrooms



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# Step Inside

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## Key Features

- Three Bedroom Property
- Semi Detached Family Home
- Living Room to Front Aspect
- Dining Kitchen
- Downstairs W.C
- Two Doubles and One Single Bedroom
- Large Family Bathroom
- Off Road Parking
- Popular Location
- Viewings Recommended

## Property Description

Modern Three-Bedroom Semi-Detached Family Home with Large Garden and Off-Road Parking in Kings Heath, B14. Viewings Highly Recommended

## Main Particulars

Location:

This property is in a highly convenient location, offering residents a wealth of excellent amenities within easy reach. Nearby, you'll find a diverse array of retail facilities, ensuring that shopping and daily necessities are always within close proximity.

For those who rely on public transportation, regular bus services provide convenient access to key destinations, including Birmingham City Centre, Solihull Town Centre, and the surrounding areas, making commuting a breeze.

Families with children will appreciate the property's proximity to a range of high-quality nursery, primary, and secondary schools.

Additionally, the property benefits from easy access to the Maypole and Hollywood By-Pass, providing a swift connection to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering quick access, via the junction with the A45, to notable attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

Full Details:

This modern, semi-detached home in Kings Heath offers ideal family accommodation, featuring off-road parking, a ground-floor WC, generously sized bedrooms, and a spacious rear garden.

The layout of the property includes a welcoming hallway with access to a cozy lounge, a convenient ground-floor WC, and a large kitchen/diner at the rear with under-stairs storage.

Upstairs, the first-floor landing leads to a primary bedroom with built-in wardrobes, a second double bedroom, a third single bedroom, and a large family bathroom.

The front of the property benefits from a driveway with parking for multiple vehicles, while a side gate provides easy access to the extensive rear garden. The garden includes a paved patio area, steps leading to a two-tiered lawn, and well-maintained shrubs and plants, making it perfect for outdoor family activities and entertaining.

Tenure:

We are advised that the property is Freehold.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have 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. Black & Golds Estate Agents have 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.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



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