

# ARKADE

PROPERTY



**185 Monyhull Hall Road**  
Kings Norton, Birmingham, B30 3QN

**Offers In Excess Of £300,000**



# Property Features

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- Well Appointed Extended Semi Detached Property
- Three Double Bedrooms
- Two Reception Rooms
- Extended Fitted Kitchen
- Extended Utility Room
- Bathroom
- Separate Toilet
- Double Glazing & Gas Central Heating
- Garage and Off Road Parking Multiple Vehicles
- No Upward Chain

## Full Description

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### SUMMARY DESCRIPTION

This well appointed and impressive extended traditional semi detached property was a much loved family home, during the addition of the extension the garage was incorporated with the Master bedroom above. Set well back from Monyhull Hall Road the long driveway can comfortably accommodate parking for multiple vehicles. The accommodation briefly comprises: Entrance Hallway, Front and Rear Reception Rooms, Extended 'L' Shaped fitted kitchen, Extended Utility Room, Three Double Bedrooms, Bathroom, Separate WC. Large rear garden. The property also has double glazing and gas central heating.

### LOCATION

Monyhull Hall Road is within easy access of historic Kings Norton green and Cotteridge with all its retail outlets and commuter rail and bus services, shopping and good access to the surrounding areas. Kings Norton park and playing fields provide outside greenspace. Also, local connections to the Rea Valley national cycle route are accessible which meanders its way along the canals and river down into Cannon Hill Park and along to the city centre. Additionally, there are many highly regarded secondary independent and state schools in the local area.

### ENTRANCE HALL

Having stairs rising to first floor, central heating radiator, door to under stairs storage cupboard and further doors to

### FRONT RECEPTION ROOM

14' 07" max into bay x 11' 05" (4.44m x 3.48m)

Double glazed window to fore, two central heating radiators

### REAR RECEPTION ROOM

14' 10" x 11' 05" max inc chimney breast (4.52m x 3.48m)

Double glazed sliding patio doors providing access to rear garden, feature fire surround, two central heating radiators



#### EXTENDED 'L' SHAPED FITTED KITCHEN

11' 07" x 11' 04" x 6' 03" (3.53m x 3.45m x 1.91m) maximum inc units

Double glazed window to rear aspect, range of base, wall mounted and drawer units with roll top work surfaces, stainless steel one and a half sink with drainer and mono bloc tap, complimentary tiling to splash prone areas, recess houses 7 ring gas STOVES Gas Range Cooker with extractor hood, door to larder and door to



#### EXTENDED UTILITY AREA

18' 01" x 5' 06" (5.51m x 1.68m)

Having plumbing for automatic appliances, door to storage cupboard housing British Gas condenser regular boiler with hot tank situated in the bottom of the linen cupboard in bathroom, further doors to garage and access to front of property, double glazed door to rear garden and door to



#### DOWNSTAIRS WC

Low level wc

#### LANDING

Obscure double glazed window to side elevation, loft access, central heating radiator and doors to

#### BEDROOM ONE (EXTENDED)

15' 01" max x 13' 03" max inc wardrobes (4.6m x 4.04m)

Double glazed window to fore, built in wardrobes, central heating radiator



#### BEDROOM TWO

15' 01" max inc bay x 10' 04" max inc wardrobes (4.6m x 3.15m)

Double glazed bay window to fore, built in wardrobes, central heating radiator

#### BEDROOM THREE

14' 01" x 11' 05" max inc chimney breast (4.29m x 3.48m)

Double glazed window to rear aspect, central heating radiator

#### BATHROOM

8' 06" x 7' 05" maximum (2.59m x 2.26m)

Obscure double glazed window to rear aspect, walk in shower unit with Aqualiser shower, coloured suite comprising, bidet, hand wash basin with vanity unit, linen cupboard housing boiler, central heating radiator, complimentary tiling to walls





#### SEPARATE WC

Obscure double glazed window to side elevation, low level w.c

#### REAR GARDEN

Paved patio area with garden laid mainly to lawn, paved pathways lead to two green houses and a garden shed, panel fencing to all boundaries

#### GARAGE

18' 02" x 7' 02" (5.54m x 2.18m)

Double doors, lighting, workbench and shelving door into the utility room and door into enclosed porch.

#### TENURE - FREEHOLD

The seller has advised that the property is Freehold

#### Tenure Disclaimer

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. 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.



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