

ARKADE

PROPERTY



1 Parsons Mews

Kings Norton, Birmingham, West Midlands, B30 3NA

Offers In Excess Of £260,000

Property Features

- IMPRESSIVE MODERN SEMI DETACHED PROPERTY
- MASTER BEDROOM WITH EN SUITE
- THREE FURTHER BEDROOMS
- OPEN PLAN KITCHEN/DINER
- LOUNGE
- UTILITY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LEASEHOLD
- TENANT IN SITU



Full Description

SUMMARY DESCRIPTION

This impressive modern four bedroom semi detached property with integral garage and off road parking conveniently situated in this private cul de sac just a short walk from Kings Norton Village Green. The property which benefits from gas central heating and double glazing offers extremely spacious accommodation over three floors and must be viewed to be appreciated. Approached over a tarmac driveway with lawned area to side the accommodation comprises in more detail. Double glazed entrance door with glass canopy over into

ENTRANCE HALLWAY

24' 7" x 5' 2" (7.49m x 1.57m)

Having stairs rising to first floor, feature wood floor covering, doors to accommodation and under stairs storage cupboard

STUDY

12' 10" x 5' 11" (3.91m x 1.8m)

Double glazed window to the front, radiator and feature wood floor covering

GUEST WC

Low level wc, pedestal hand wash basin and feature wood flooring

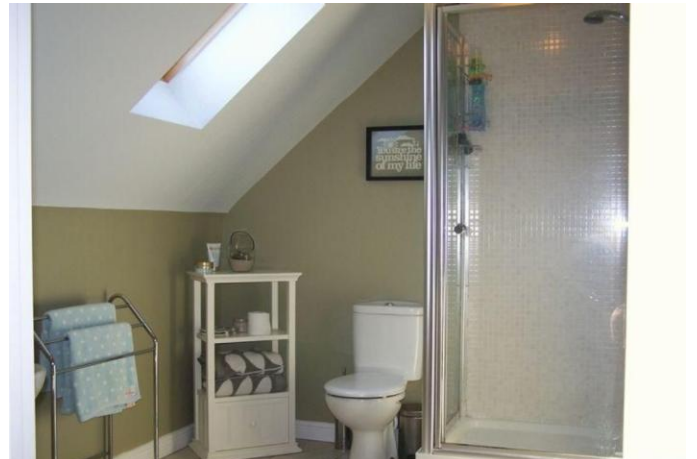
OPEN PLAN KITCHEN DINER

13' 4" max x 21' 4" (4.06m x 6.5m)

Over two areas

KITCHEN

Having an extensive range of matching base and wall units, roll top work surfaces, inset sink and mixer tap and tiling to splash back areas. Integrated oven with hob above, hood over and space for further appliances. Ceramic tiled floor and open access to:



DINING AREA

Double glazed 'French' doors opening to the garden, radiator, ceramic tiling to floor, door to

UTILITY ROOM

6' 5" x 8' 4" (1.96m x 2.54m)

Double glazed window and door to the rear, range of fitted base and wall units, roll top work surfaces, sink and mixer tap, recess and plumbing for appliances, ceramic tiling to floor, radiator

FIRST FLOOR LANDING

Door to storage cupboard housing hot water tank and doors to

LOUNGE

20' 1" x 12' 11" (6.12m x 3.94m)

Three double glazed windows to fore, radiator

BEDROOM TWO

11' 5" x 12' 10" max (3.48m x 3.91m)

Double glazed window to rear, radiator

BEDROOM THREE

12' 3" x 10' 6" max (3.73m x 3.2m)

Double glazed window to rear, radiator

BATHROOM

White suite comprising panelled bath with shower over, low level wc, pedestal hand wash basin, complimentary tiling to splash prone areas, radiator, ceramic tiling to floor

SECOND FLOOR LANDING

doors to

BEDROOM ONE

23' 5" x 9' 2" (7.14m x 2.79m)

Double glazed window to fore and double glazed Velux window to rear aspect, radiator and door to

EN SUITE

BEDROOM FOUR

11' 6" x 10' 7" (3.51m x 3.23m) Restricted Head height in places

Double glazed velux window to the rear and radiator

GARAGE

20' 4" x 8' 3" (6.2m x 2.51m)

Up and over door to the front, lighting and power





REAR GARDEN

The property enjoys a larger than average garden laid mainly to lawn with fencing to boundaries and mature trees adding privacy. The gardens extend to the side of the property with gated pedestrian access leading to the front garden

RENTAL YEILD POTENTIAL

Please be advised there is a tenant in situ.

*Based on a property value of £260,000 and a monthly rental income of £1,095, your client could expect a 5.05% rental yield

** It's important to note that this calculation can only give an indicative view of potential returns. What it won't show are things like capital gains or the costs associated with maintaining a rental property.

TENURE - LEASEHOLD

The seller has advised that when purchased in 2007 the lease was for 999 years leaving 986 years remaining. There is a service charge of £600.00 pa.*

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.