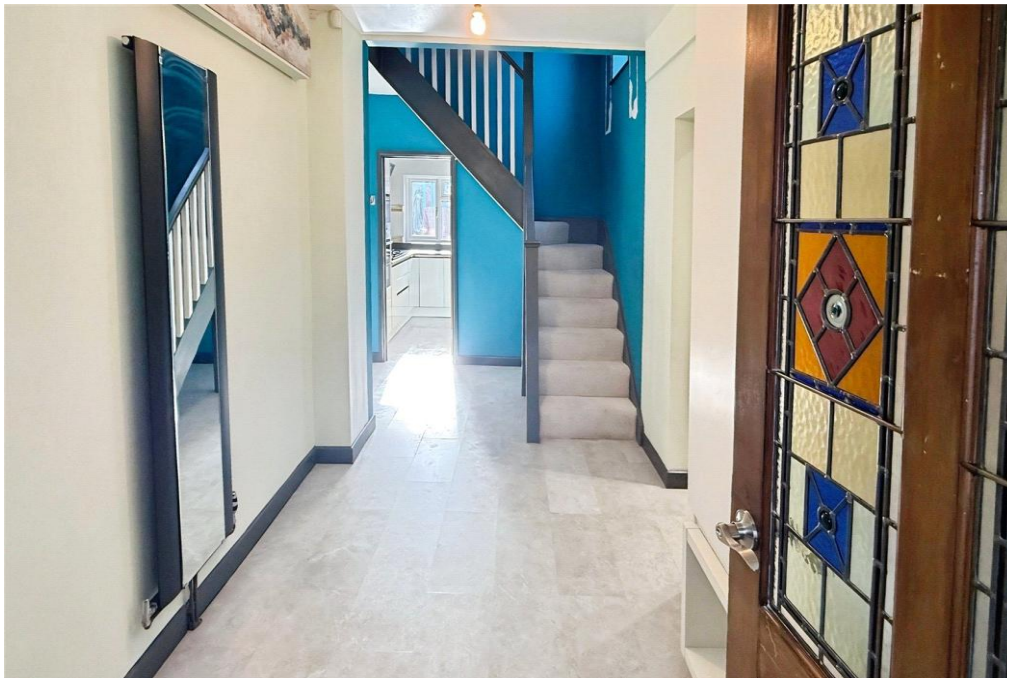


Offers In The Region Of £315,000

Alderney Gardens, Kings Norton, Birmingham B38 8YW

LEADERS





Offered to the market with NO UPWARD CHAIN, this extended three-bedroom semi-detached home occupies a desirable residential position in Kings Norton, tucked away from the main road and offering spacious, versatile accommodation ideally suited to modern family living.

Thoughtfully extended by the previous owners, the property boasts a well-planned layout, combining generous living spaces with practical features throughout.

To the front, a driveway provides convenient off-road parking and benefits from an electric vehicle charging point. Upon entering through the porch, you are greeted by a spacious entrance hallway, leading to a versatile ground-floor home office, a storage room and a contemporary shower room. The impressive dual-aspect lounge extends from the front to the rear of the property, creating a bright and inviting space for both relaxing and entertaining. Completing the ground floor is a stylish fitted kitchen, complemented by a separate utility room.

Upstairs, the first floor offers three well-proportioned double bedrooms, providing comfortable accommodation for the whole family, alongside a modern family bathroom.

Externally, the property benefits from a private rear garden, offering an ideal setting for outdoor dining, entertaining guests or simply unwinding in the warmer months.

This property presents an excellent opportunity for families and buyers seeking a spacious home with plenty to offer in a popular location within Kings Norton.












95





The area offers a choice of local schools, including Fairway Primary Academy, Wychall Primary School and St Thomas Aquinas Catholic School, making it an appealing location for families. For those who enjoy the outdoors, Kings Norton Park and the nearby green spaces provide opportunities for walking, recreation and leisure.

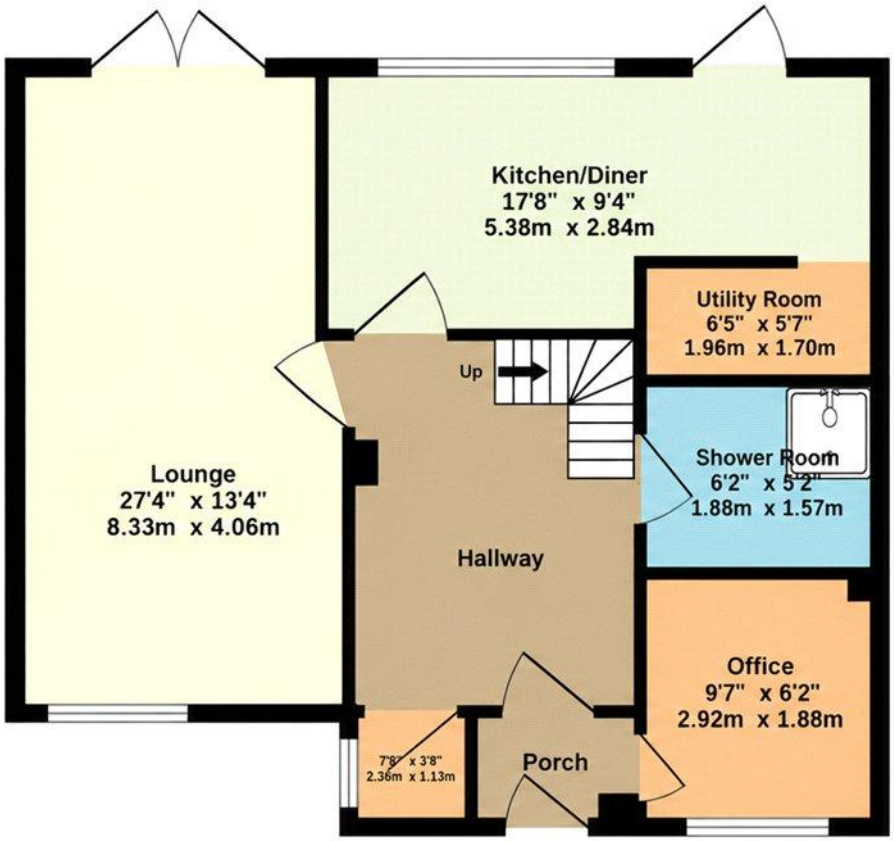
Public transport links include local bus services, while Kings Norton Railway Station is approximately a 25-minute walk away, providing regular services towards Birmingham City Centre and Redditch. For motorists, the A441 offers convenient access to surrounding areas, with the wider motorway network, including the M42 and M5, accessible by car.

Combining a popular residential setting with a range of local amenities, nearby schools and access to public transport and major road links, Alderney Gardens offers a convenient location for a variety of buyers.

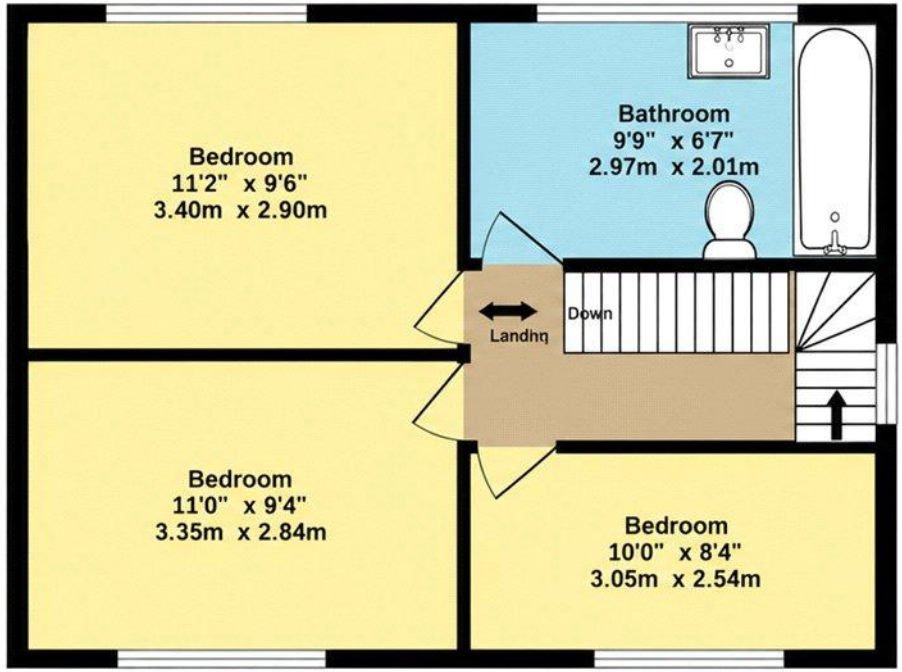




Ground Floor



1st Floor



Key Information

Local Authority
Birmingham City Council

Council Tax Band
C

Tenure
Freehold

EPC Rating
C

Kings Norton Sales

1880 Pershore Road, Kings Norton

West Midlands

B30 3AS

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*Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.