

# Horton & Storey



Selcombe Way , Kings Norton,

Offers In Region Of **£150,000**

# Property Features

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- End terraced property
- Three bedrooms
- Side garage
- Rear garden
- large kitchen/diner
- Well appointed plot
- Porch
- Potential throughout
- Solar panels providing free electricity

## Full Description

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### APPROACH

The property is approached via a driveway for multiple vehicles which has hedges to borders and an attached garage. There is a small path leading to the entrance porch;

### ENTRANCE PORCH

Obscure double glazed windows, meter cupboard leading to hardwood front door;

### HALLWAY

Stairs to first floor accommodation, doors to kitchen and lounge, understairs storage cupboard;

### KITCHEN/BREAKFAST ROOM 11' 8" x 11' 8" (3.57m x 3.58m)

The kitchen comprises of; a mixture of wall and base units with roll top work surfaces over, tiling to floor, double glazed bay window to the floor elevation, recess for washing machine, recess fridge/freezer, gas cooker with four ring gas hob with extractor over, one and half stainless steel drink with mixer tap, wall mounted central heating boiler;

### LOUNGE 10' 4" x 17' 11" (3.17m x 5.47m)

wall mounted central heating radiator, fire with surround, double glazed bay window, double glazed bay window to rear elevation, door to the rear garden, coving to ceiling;

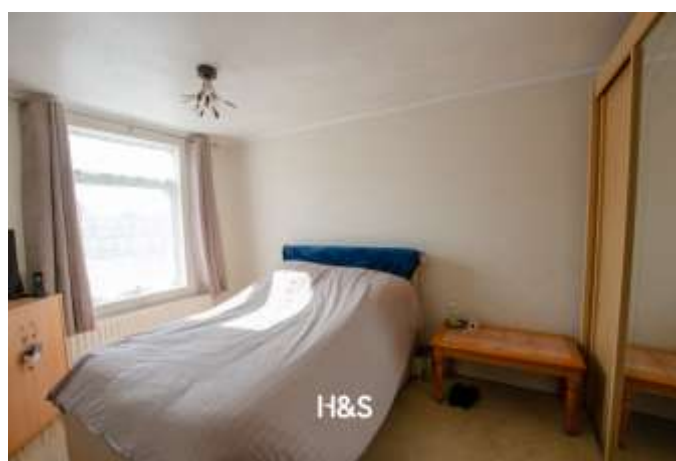
### FIRST FLOOR LANDING

doors to the bedrooms, bathroom and separate w.c.

### BEDROOM ONE 12' 4" x 8' 7" (3.77m x 2.64m)

Wall mounted central heating radiator with built in wardrobes and a double glazed window to the front elevation;

### BEDROOM TWO 2.66m narrowing to 1.0m X 3.55m





narrowing to 1.89m

Wall mounted central heating radiator and a double glazed window to the rear elevation;

**BEDROOM THREE** 3.29m narrowing to 2.0m X 1.7m

narrowing to 0.24m

Wall mounted central heating radiator and a double glazed window to the rear elevation;

### BATHROOM

The suite comprises; a panel bath, sink with vanity unit for extra storage and an obscure double glazed window to the front elevation;

### SEPARATE W.C.

A low level w.c. with an obscure double glazed window to the rear elevation;

### REAR GARDEN

The rear garden has a patio area which then leads onto laid lawn. There is a garden path leading to a rear accessway.

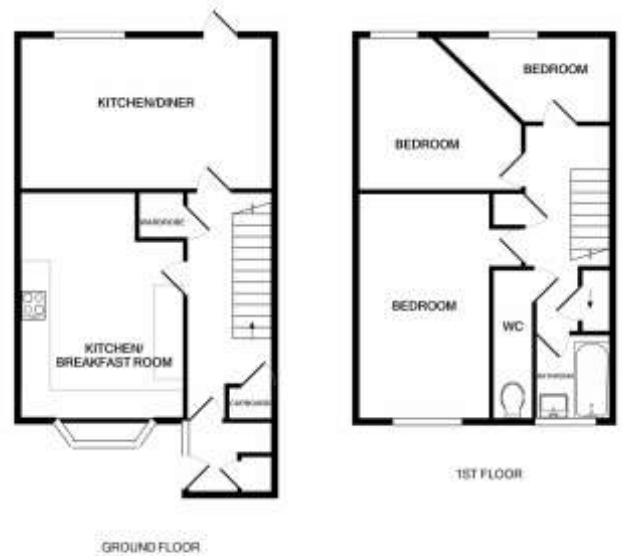
### GARAGE

A major benefit of this property is the large attached garage at the side of the plot. The garage has an up and over door with additional locking points, this leads into a pitched roof garage which is ideal for a car or used for extra storage.

### SOLAR PANELS

There are solar panels at the property which have been leased by the current owner for a period of 25 years. The lease agreement states no income is received but the owner receives free electric during this period.

Please contact the branch for further details.



We did every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, notice and any other items that 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 for only prospective purchaser. The services, appliances and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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