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# Severn Drive, Kings Heath, NN5 7LW

£245,000 Semi-Detached

3 1 1



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton  
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## Property Summary

SPACIOUS HOUSE with THREE CAR PARKING. A nicely presented, spacious, three bedroom semi detached house located on the ever popular Kings Heath development with local amenities close by. The property benefits from gas central heating via a replacement and relocated gas fired combination boiler and double glazing.

Internally, the property offers a welcoming hallway with dogleg stairs to the first floor, through sitting room with patio doors to a uPVC lean-to conservatory with a radiator, reconfigured kitchen with built in five ring hob and high level double oven/grill, plus there is a side door to a covered passageway accessing a most useful utility store and access to the garden and driveway. To the first floor is a landing with loft access, three bedrooms, refitted bathroom and separate WC.

Outside, the frontage has been laid to off road parking for three vehicles side by side with a door into the side covered passage with access to the delightful rear garden with different seating positions from which to enjoy. There is also a raised fishpond, composting area, shed and water butts.

EPC Rating: D. Council Tax Band: A.

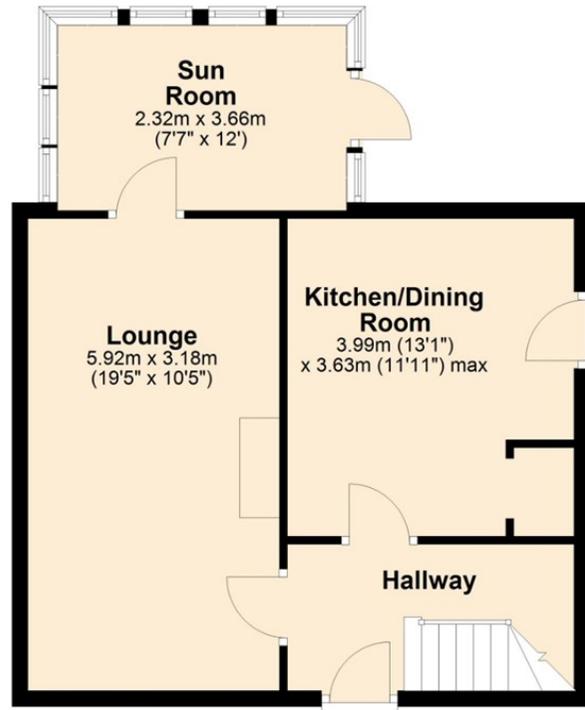




# Floorplan

## Ground Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



## First Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 97.6 sq. metres (1050.6 sq. feet)

## Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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