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# Swale Drive, Kings Heath, NN5 7NW

£230,000 End of Terrace

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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## Property Summary

SPACIOUS HOUSE WITH LARGE GARDEN A nicely presented, spacious, three bedroom end of terrace house located on the ever popular Kings Heath development with local amenities close by.

## Features & Utilities

- ✓ Be Quick to View
- ✓ Highly Recommended
- ✓ Three Bedrooms
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Good Size Garden



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# Property Overview

A uPVC partly glazed entrance door opens into a welcoming hallway with understairs storage and access to the kitchen and lounge. The through lounge is dual aspect and opens to the rear garden via a uPVC door. The kitchen is fitted with a range of wall and base units with work surfaces over, built in oven and gas cooker, sink with mixer tap, tiled splash backs, and space for both a washing machine and dishwasher. A door leads to the utility room and there is direct access to the rear garden.

To the first floor, the landing provides access to three bedrooms, a bathroom, and a separate WC. Bedroom two also benefits from an airing cupboard housing the boiler. The bathroom is fitted with a panelled bath and wash hand basin, while the WC is separate.

Outside, to the front, there is a path leading to the entrance door. To the rear, the property benefits from a terrace with a brick wall and a large garden enclosed by timber fencing, with a gate providing rear access.

EPC Rating:C. Council Tax Band: A

## GROUND FLOOR

### LOUNGE

### KITCHEN

### UTILITY ROOM

## FIRST FLOOR LANDING

### BEDROOM ONE

### BEDROOM TWO

### BEDROOM THREE

### BATHROOM

### SEPARATE WC

### OUTSIDE

### FRONT GARDEN

### REAR GARDEN

### MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Off-street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

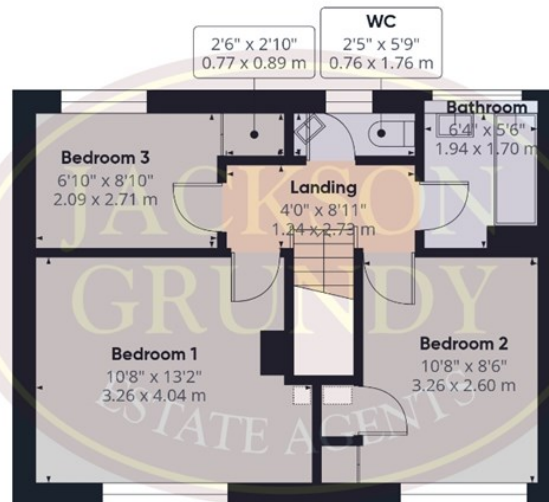
### AGENTS NOTES

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.

# Floorplan



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

803 ft<sup>2</sup>

74.7 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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