

Gaddesby Road, Kings Heath



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Offers Over £350,000

KLARICO Estate Agents are delighted to present this stunning 4 bedroom mid terraced property conveniently located within the heart of Kings Heath, Birmingham. Presented to a good standard and currently being sold chain free.

Nestled on the charming Gaddesby Road in the sought-after area of Kings Heath, this delightful mid-terrace house is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and two bathrooms, this property offers ample space for comfortable living.

Upon entering, you are greeted by a well-presented interior that exudes warmth and character. The two reception rooms provide versatile spaces for entertaining guests or simply unwinding after a long day. With four bedrooms, there is plenty of room for a growing family or for those in need of a home office or hobby room.

The property's chain-free status adds to its appeal, making the buying process smoother and more straightforward. Whether you're looking to settle down in a vibrant neighbourhood or seeking a sound investment opportunity, this house on Gaddesby Road ticks all the boxes.

Don't miss out on the chance to make this charming property your own - book a viewing today and envision the possibilities that await in this lovely Kings Heath home.



Gaddesby Road, Kings Heath

- Mid Terraced
- Well Presented
- 2 Reception Rooms
- UPVC Double Glazing
- Chain Free
- Prominent Location
- 2 Bathrooms
- 4 Bedrooms
- Gas Central Heating

Reception Room One

11'5" x 11'5" (3.50m x 3.50m)

Double glazed bay window to front, carpet, ceiling light, chimney with fireplace, ceiling light, wall mounted radiator

Reception Room Two

12'5" x 11'5" (3.80m x 3.50m)

Double glazed window to rear, wood flooring, ceiling light, wall mounted radiator, chimney breast with gas fireplace

Kitchen

14'5" x 8'2" (4.40m x 2.50m)

Double glazed window to side, tiled flooring, ceiling light, worktop, storage cupboards, plumbing with white goods, drainer sink with mixer tap, extractor

Bathroom

8'2" x 5'10" (2.50m x 1.80m)

Privacy double glazed window to side, tiled flooring, ceiling light, toilet, pedestal sink with taps, wall mounted radiator, bath with taps

Bedroom 1

16'4" x 11'1" (5.00m x 3.40m)

Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bedroom 2

12'5" x 10'9" (3.80m x 3.30m)

Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Bedroom 3

9'6" x 8'2" (2.90m x 2.50m)

Double glazed window to rear and side, carpet, ceiling light, wall mounted radiator

Shower Room

5'10" x 5'2" (1.80m x 1.60m)

Privacy double glazed window to side, ceramic floor and wall tiling, toilet, corner shower cubicle with electric shower unit, vanity wash unit with mixer tap, ceiling light

Bedroom 4

Velux windows to front and rear, carpet, ceiling light, wall mounted radiator

Rear Garden

Patio, slabbing, fence panels to boundaries

Directions



Gaddesby Road, Kings Heath

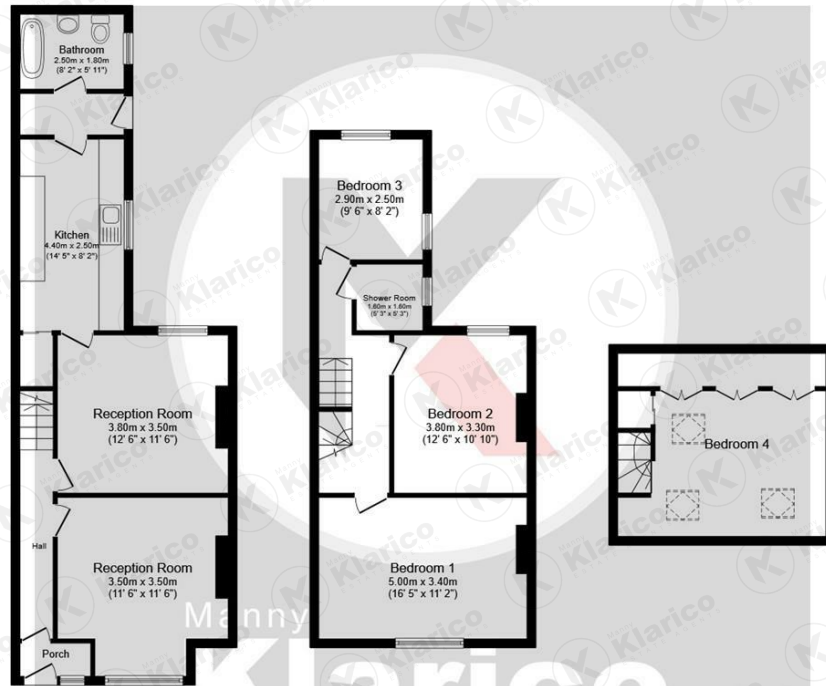


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Ground Floor

First Floor

Second Floor

Floor area 59.3 m² (639 sq.ft.)

Floor area 48.2 m² (519 sq.ft.)

Floor area 22.0 m² (237 sq.ft.)

TOTAL: 129.6 m² (1,395 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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