



## 61 Station Road

Kings Heath, Birmingham, B14 7SS

Offers Over £350,000



We are pleased to offer to the market this good size, three bedroom period home with a loft room which is ideally located for all of Kings Heath's amenities due to the proximity to the nearby High Street and the Kings Heath Train Station. The property offers some original features, no upward chain and offers the following accommodation; shallow fore garden, entrance hallway, two reception rooms, kitchen/diner, downstairs shower room and WC and a lovely rear garden. To the first floor the property further offers three bedrooms and family bathroom with further stairs leading to the second floor with a useable loft room. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate the accommodation on offer

please call our Moseley branch.



### Approach

The property is approached via a shallow fore garden with shrubs to frontage and with door opening into:

### Inner Lobby Area

With coving to ceiling, ceiling light point and single glazed opaque door opening into:

### Hallway

With central heating radiator, two ceiling light points, stairs giving rise to the first floor landing, door opening into under stairs storage cupboard providing useful storage and doors opening into:

### Reception Room One

11'7" x 14'4" (3.54 x 4.39)

With single glazed bay window to the front aspect with stained glass inset above, wall mounted light point, ceiling mounted light point, coving to ceiling, central heating radiator and decorative fireplace with tiled surround and mantle piece and wooden hearth.

### Reception Room Two

11'3" x 13'5" (3.44 x 4.11)

With double glazed window to the rear aspect, coving to ceiling, ceiling light point, wall mounted light point, laminate wood effect flooring, central heating radiator, wooden flooring and feature fireplace with wooden surround and mantle piece.

### Kitchen

21'5" x 8'6" (6.55 x 2.60)

With central heating radiator, two single glazed windows to the side aspect, wall mounted Worcester combination boiler, tiling to flooring, white wall and base units with marble effect work surfaces, one and

a half bowl sink and drainer with mixer tap over, space for fridge freezer, washing machine and tumble dryer, built-in cooker, hob with extractor over, tiling to splash backs and double glazed patio doors giving views and access to the rear garden and door opening into:

### Ground Floor Shower Room

With low flush WC, walk-in shower cubicle with shower attachment above, sink on pedestal with mixer tap over, central heating radiator, tiling surround, double glazed opaque window to the side aspect, ceiling extractor fan and ceiling light point.

### First Floor Accommodation

From hallway stairs giving rise to the first floor landing with ceiling light point, central heating radiator and doors opening in to:

### Bedroom One

14'11" x 14'4" into bay (4.56 x 4.39 into bay)

With two single glazed bay windows to the front aspect, ceiling light point, door opening into over stairs storage cupboard providing useful storage and central heating radiator.

### Bedroom Two

10'11" x 8'4" (3.34 x 2.55)

With double glazed window to the rear aspect, ceiling light point, built-in wardrobe and central heating radiator.

### Bedroom Three

7'11" x 10'1" (2.42 x 3.08)

With double glazed window to the rear aspect, ceiling light point, laminate effect flooring, feature

fireplace, built-in wardrobe and central heating radiator.

#### Bathroom

4'11" x 7'7" (1.50 x 2.32)

With low flush WC, panelled bath with mixer tap over and shower attachment above, sink on pedestal with mixer tap over, tiling surround, tiled flooring, central heating radiator, ceiling light point and double glazed opaque window to the side aspect.

#### Loft Room

14'10" with restricted head height x 21'4" (4.53 with restricted head height x 6.52)

Stairs gives rise to the loft room with two Velux windows, double glazed window to the front aspect, ceiling light point and central heating radiator.

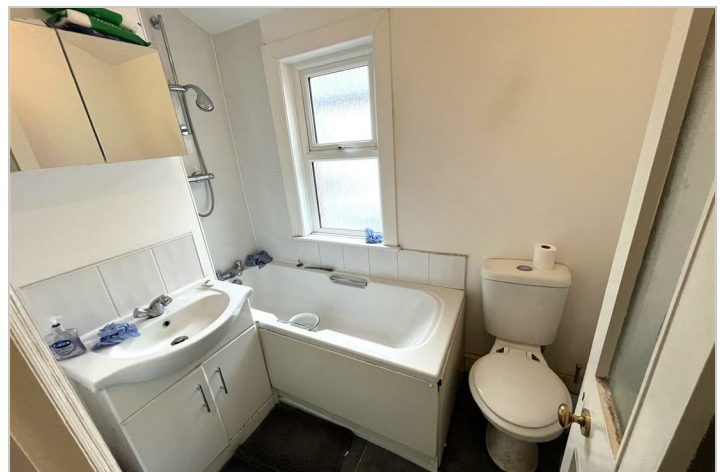
#### Rear Garden

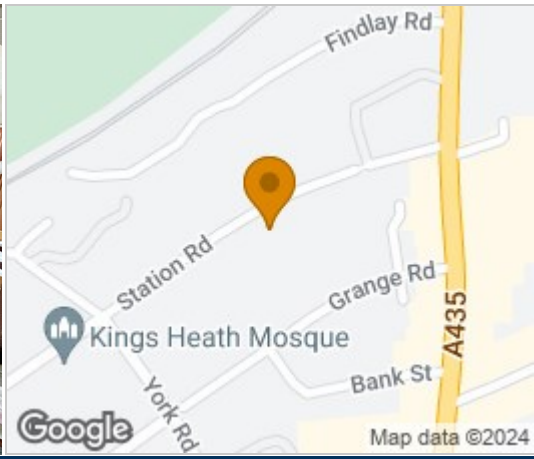
With a paved patio area leading to lawn area with shrubs and fencing surround.

#### Council Tax Band

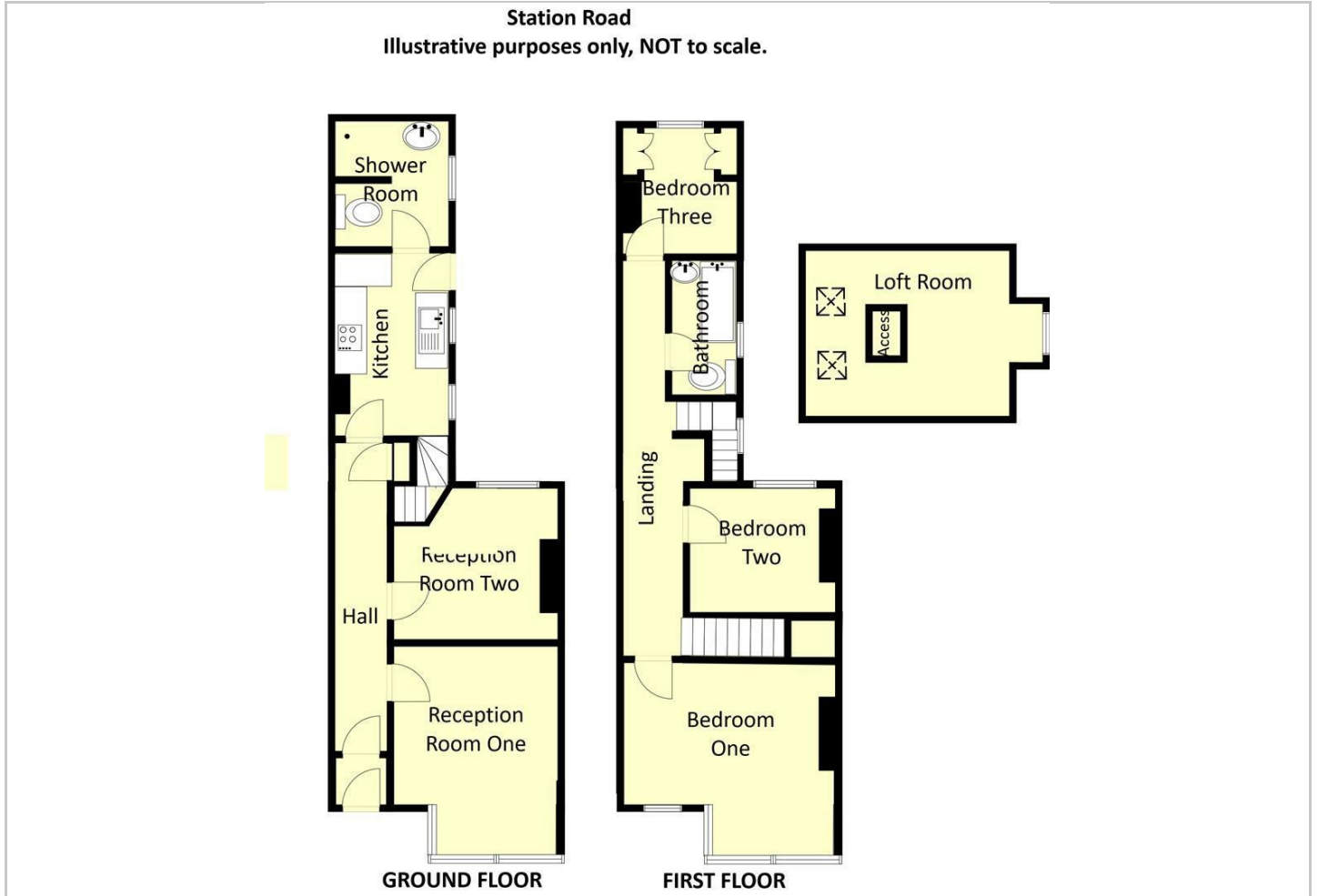
According to the Direct Gov website the Council Tax

Band for 61, Station Road Kings Heath, Birmingham, B14 7SS is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.





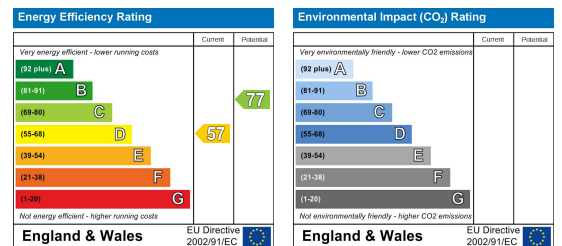
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.