



14 Derwent Road

Stirchley, Birmingham, B30 2UU

Offers Over £315,000



We are delighted to offer this lovely extended family home located in this highly popular area in Stirchley ideally located for access to all of the nearby points of interest including local parks, schools, Kings Heath and Moseley high streets and also has great transport links into the City Centre and upcoming Hazelwell Train Station! The property benefits from double glazing and central heating and being much improved by the current owners the accommodation briefly comprises; front driveway, entrance hall, living room, amazing extended kitchen/diner with bi-folding door giving access to the landscaped rear garden, downstairs shower room and under-stairs storage currently utilised as utility. To the first floor there are three bedrooms and a family bathroom! Energy Efficiency Rating C. To arrange a viewing to view this lovely family home please contact our Moseley office.



Approach

The property is approached via a front paved driveway with steps leading to a entrance door opening into:

Hallway

With laminate floor covering, stair giving rise to the first floor accommodation, two ceiling light points and door opening into:

Living Room

13'8" x 17'5" into bay (4.19 x 5.32 into bay)

With continued laminate to flooring, double glazed bay window to the front aspect, central heating radiator, ceiling light point and door opening into:

Extended Kitchen/Diner

26'4" max x 15'3" min x 15'8" max x 10'10" min (8.04 max x 4.67 min x 4.79 max x 3.32 min)

With tiling to flooring, central heating radiator, with wall and base units with marble effect work surface over, kitchen island with double sink with mixer tap, integrated Neff dishwasher, space for fridge freezer, 'Hotpoint' cooker hob with 'Rangemaster' hob with extractor over, microwave and tiling to splash backs. Dining area with three central heating radiators, two Velux windows, ceiling spotlights and double glazed bi-folding doors giving access to the rear garden and further door opening into:

Ground Floor Shower Room

4'5" x 6'5" (1.37 x 1.97)

With wall mounted central heated towel rail, three piece white bathroom suite with low flush WC, sink

in vanity unit with mixer tap over, walk-in shower with rainfall shower over, ceiling spotlights, ceiling mounted extractor fan.

Under-stairs Storage

Providing useful storage, space for washing machine, ceiling light point, wall mounted Vaillant combination boiler and double glazed opaque window to the side aspect.

First Floor Accommodation

With double glazed window to the side aspect, door opening into over stairs storage providing useful storage, ceiling light point, loft access point and doors opening into:

Bedroom One

9'6" x 10'9" (2.90 x 3.30)

With laminate to flooring, central heating radiator, ceiling light point and double glazed window to the front aspect.

Bedroom Two

12'9" x 9'5" (3.89 x 2.88)

With laminate to flooring, central heating radiator, ceiling light point and double glazed window to the rear aspect.

Bedroom Three

7'5" x 7'2" (2.28 x 2.19)

With laminate to flooring, central heating radiator, ceiling light point and double glazed window to the rear aspect.

Bathroom

7'9" x 7'2" (2.38 x 2.20)

With tiled flooring, tiled surround, three piece white bathroom suite comprising low flush WC, sink on vanity unit with mixer tap over, bath with mixer tap over and Triton shower above, double glazed opaque window to the side aspect, central heated towel rail, ceiling spotlights and ceiling extractor fan.

Rear Garden

With a paved patio area, front and rear access, steps giving rise to lawn turfed area and fencing to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 14, Derwent Road, Stirchley, Birmingham. B30 2UU is band B and the annual Council Tax amount is approximately £1,482.23 subject to confirmation from your legal representative.



