



## 7 Grange Road

Kings Heath, Birmingham, B14 7RN

Offers Over £270,000





**\*LOVELY TWO BEDROOM TERRACE HOME IN KINGS HEATH!\*\*** We are delighted to offer to the market this nicely presented and spacious, two bedroom terrace home, located in this highly popular location on Grange Road in Kings Heath. Offering good access to the nearby amenities provided by Kings Heath High Street with all of its associated amenities including cafes, bars, restaurants and shopping facilities and being close to local transport links into the City Centre and upcoming Kings Heath Train Station. In brief the accommodation consists of; shallow fore garden, porch, two reception rooms, kitchen and access to a landscaped rear garden with a shed currently utilised as a gym. To the first floor there are two bedrooms and a bathroom and pull down ladders to a useable loft room. The property also benefits from double glazing and central heating. Energy Performance Certificate - C. To arrange your viewings to fully appreciate the accommodation on offer please contact our Moseley office.



#### Approach

The property is approached via a shared gate and pathway, decorative shrubs to frontage leading to a UPVC front entry door opening into:

#### Porch

With red quarry tiled flooring, double glazed window to the side aspect and wooden front entry door opening into:

#### Reception Room One

14'10" into bay x 11'10" (4.54 into bay x 3.63)

With double glazed bay window to the front aspect, wooden flooring, decorative coving to ceiling, ceiling light point, central heating radiator and log burning fire with tiled hearth, brick surround and wooden mantle piece and open walkway into:

#### Reception Room Two

12'1" x 11'10" (3.70 x 3.62)

With door opening into under stairs storage with ceiling light point and providing useful storage, continued wooden flooring, central heating radiator, ceiling light point, stairs giving rise to the first floor accommodation, traditional fireplace with quarry hearth and mantle piece, double glazed window to the rear aspect and open walkway into:

#### Kitchen

16'5" x 5'10" (5.01 x 1.78)

With tiled flooring, two ceiling light points, double glazed windows to the side and rear aspects, double glazed opaque door giving access to the rear garden, wooden wall and base units with wooden effect work surfaces, one and a half bowl sink and drainer with mixer tap over, integral cooker, grill and hob with extractor over and space for washing machine, dishwasher and fridge freezer.

#### First Floor Accommodation

From reception room two stairs gives rise to the first floor landing with loft access point, two ceiling light points and doors opening into:

#### Bedroom One

11'10" x 12'3" (3.61 x 3.75)

With exposed wooden floorboards, ceiling light point, central heating radiator and two double glazed windows to the front aspect.

#### Bedroom Two

8'11" x 12'2" (2.73 x 3.73)

With double glazed window to the rear aspect, ceiling light point, exposed wooden floorboards, original style fireplace with quarry hearth, door opening into over stairs storage providing useful storage and central heating radiator.

### Bathroom

9'3" x 5'10" (2.82 x 1.79)

With lino to flooring, three piece bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap and rainfall shower over, central heating radiator, double glazed opaque window overlooking the rear aspect, ceiling light point and door opening into airing cupboard housing 'Worcester' combination boiler and useful storage.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 7 Grange Road Kings Heath, Birmingham, B14 7RN is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative

### Loft

11'9" x 16'9" (3.60 x 5.12)

With a pull down ladder, lino to flooring, ceiling light point and single glazed window to the rear aspect.

### Rear Garden

With a paved pathway leading to a landscaped garden with slate borders, fencing surround, decorative shrubs to side and shed to rear.

### Shed

6'11" x 12'11" (2.12 x 3.95)

Currently utilised as a gym, wooden surround, ceiling strip light and electrics.





