



31 Heathfield Road

Kings Heath, Birmingham, B14 7BT

Guide Price £425,000



Lovely four bedroom modern detached home in this prime Kings Heath location with all its local amenities including pubs, restaurants, shops, parks and local schools with good transport links into the City Centre and benefit of the upcoming Kings Heath station. The accommodation on offer comprises: front fore garden with patio, entrance hallway, living area, dining area with fitted kitchen, downstairs WC, a landscaped rear garden with space for hot tub and superb full-width electric canopy. To the first floor there are two bedrooms and a family bathroom with further stairs rising to second floor accommodation with two further bedrooms and a shower room. The property benefits from double glazing and central heating and has recently been fully decorated throughout to a great standard and also offers no upward chain. Energy Performance Certificate Rating B. To arrange your viewing to fully appreciate this lovely home on offer please contact our Moseley office.



Approach

The property is approached via a brick frontage with gate leading to open porch with outside light point and wooden front entry door opening into:

Hallway

With original style tiled flooring, central heating radiator, ceiling spotlights, stairs giving rise to the first floor landing and door opening into:

Open Plan Living/Dining and Kitchen

32'6" full length of the living/diner (9.93 full length of the living/diner)

Living Area

10'3" x 17'4" (3.14 x 5.29)

Living/dining room with double glazed sash window to the front aspect, wall mounted electric fireplace, ceiling spotlights, double glazed window to the side aspect, central heating radiator and open plan into:

Dining/Kitchen

11'11" x 14'10" (3.64 x 4.53)

With door opening into ground floor WC, vinyl to flooring, central heating radiator, ceiling directional spotlights, white wall and base units with work surfaces incorporating stainless steel sink and drainer with mixer tap over, 'Limona' cooker, hob with extractor over, space for fridge freezer, space for washer dryer, built-in 'Beko' dishwasher, door

opening into cupboard housing wall mounted boiler, double glazed window to the rear aspect and double glazed patio doors giving access to the rear garden.

Ground Floor WC

5'10" x 3'0" (1.79 x 0.92)

With tiled flooring, central heating radiator, low flush WC, wall mounted sink with mixer tap over, ceiling spotlights and ceiling extractor fan.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with ceiling spotlights, stairs giving rise to the top floor and doors opening into:

Bedroom One

14'11" x 12'2" max (4.55 x 3.71 max)

With three double glazed windows to the rear aspect, two central heating radiators and ceiling spotlights.

Bedroom Two

14'11" x 10'1" max (4.55 x 3.08 max)

With three double glazed sash windows to the front aspect, two central heating radiators and ceiling spotlights.

Bathroom

8'2" x 6'5" (2.49 x 1.96)

With a three piece white bathroom suite comprising low flush WC, sink on vanity unit with mixer tap over,

panel bath with mixer tap and rainfall and handheld mains shower, de-misting illuminated mirror, central heating towel rail, tiling to flooring, tiling surround, ceiling spotlights, double glazed opaque window to the side aspect and wall mounted extractor fan.

Second Floor Accommodation

From the first floor landing stairs gives rise to the top floor with ceiling light point, and ceiling spotlights and doors opening into:

Bedroom Three

15'0" x 14'11" (4.59 x 4.55)

With central heating radiator, two Velux windows, ceiling spotlights.

Bedroom Four

10'7" x 14'11" (3.23 x 4.55)

With ceiling spotlights, central heating radiator and Velux window.

Shower Room

5'2" x 5'11" (1.59 x 1.82)

With tiled flooring, three piece bathroom suite comprising walk-in shower cubicle with shower over, low flush WC, sink in vanity unit with mixer tap over, wall mounted central heated towel rail, ceiling spotlights and wall mounted extractor fan.

Rear Garden

With a paved pathway from the front to the rear of the property, this then leads to a paved patio area and artificial grass with garden wall heaters and coloured lighting, framed electric retractable canopy over, further area with bark chippings and mature trees to the rear, fencing and decorative brick surround and space for full size hot tub.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 31 Heathfield Road Kings Heath, Birmingham, B14 7BT is band B and the annual Council Tax amount is approximately £1,620.70, subject to confirmation from your legal representative.





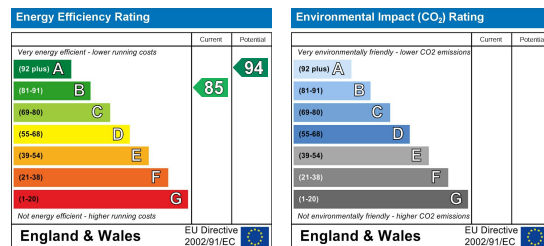
Floor Plan



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



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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.