



## 19 Gaddesby Road

Kings Heath, Birmingham, B14 7EX

Guide Price £325,000





A lovely period three bedroom mid-terraced home which offers a great blend original charm and character with a contemporary feel, ideally located on Gaddesby Road to provide great access to all of Kings Heath's local amenities including cafes, restaurants, bars, shopping facilities and good local transport links into the City Centre along with the benefit of the upcoming Kings Heath Train Station. The accommodation for this lovely home briefly comprises; shallow frontage, hallway, two reception rooms, re-fitted kitchen and access to a lovely landscaped rear garden. To the first floor there are three bedrooms and a shower room. The property also benefits from sash double glazing (where stated), central heating and pull down ladders leading to a boarded loft with Velux window. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley Office.



### Approach

The property is approached via a front shallow fore garden leading to wooden front entry door opening into:

### Inner Vestibule

With coving to ceiling, ceiling light point and stained glass original wooden style door opening into:

### Hallway

With wood effect tiled flooring, central heating radiator, cornice to ceiling, ceiling light point with decorative ceiling rose, stairs giving rise to the first floor landing and doors opening into:

### Reception Room One

9'10" x 14'7" into bay (3 x 4.46 into bay)

With double glazed bay window to the front aspect, central heating radiator, continued wood effect tiled flooring, ceiling light point with decorative ceiling rose, cornice to ceiling and feature fireplace with tiled surround, hearth and mantle piece.

### Reception Room Two

11'1" x 13'5" (3.39 x 4.10)

With continued wood effect tiled flooring, ceiling light point with decorative ceiling rose, wall light points, cornice to ceiling, central heating radiator, double glazed sash window to the rear aspect,

original fireplace with surround, hearth and wooden mantle piece, door opening into storage cupboard providing useful storage and ceiling light point.

### Kitchen

12'7" x 7'2" (3.84 x 2.20)

With wooden effect flooring, wall and base units, wooden effect work surfaces incorporating one and a half bowl sink and drainer with mixer tap over, 'Neff' cooker with gas hob, space for washing machine, built-in fridge freezer, tiling to splash backs, ceiling light point, door opening into cupboard housing the 'Worcester' combination boiler and wall mounted washer/dryer. Double glazed dual aspect windows to side and rear and patio door leading out to the rear garden.

### First Floor Accommodation

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

### Bedroom One

13'5" x 12'2" (4.10 x 3.72)

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

### Bedroom Two

10'5" x 8'2" (3.20 x 2.49)

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

### Bedroom Three

7'5" x 5'8" min x 7'8" max (2.28 x 1.75 min x 2.34 max)

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

### Shower Room

6'7" x 4'5" (2.03 x 1.36)

With a three piece white bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, walk-in shower cubicle with shower and rainfall attachment over, central heated towel rail, double glazed opaque window to the side aspect, wall mounted extractor fan, ceiling light point, wood effect laminate to flooring and tiled surround.

### Loft

13'6" x 19'8" (4.12 x 6.01)

With pull down ladders and loft being mostly boarded, insulated, ceiling strip lights and Velux window.

### Rear Garden

With a paved patio area leading to lawn turfed area with mature trees and shed to rear with fencing surround.

### Council Tax Band

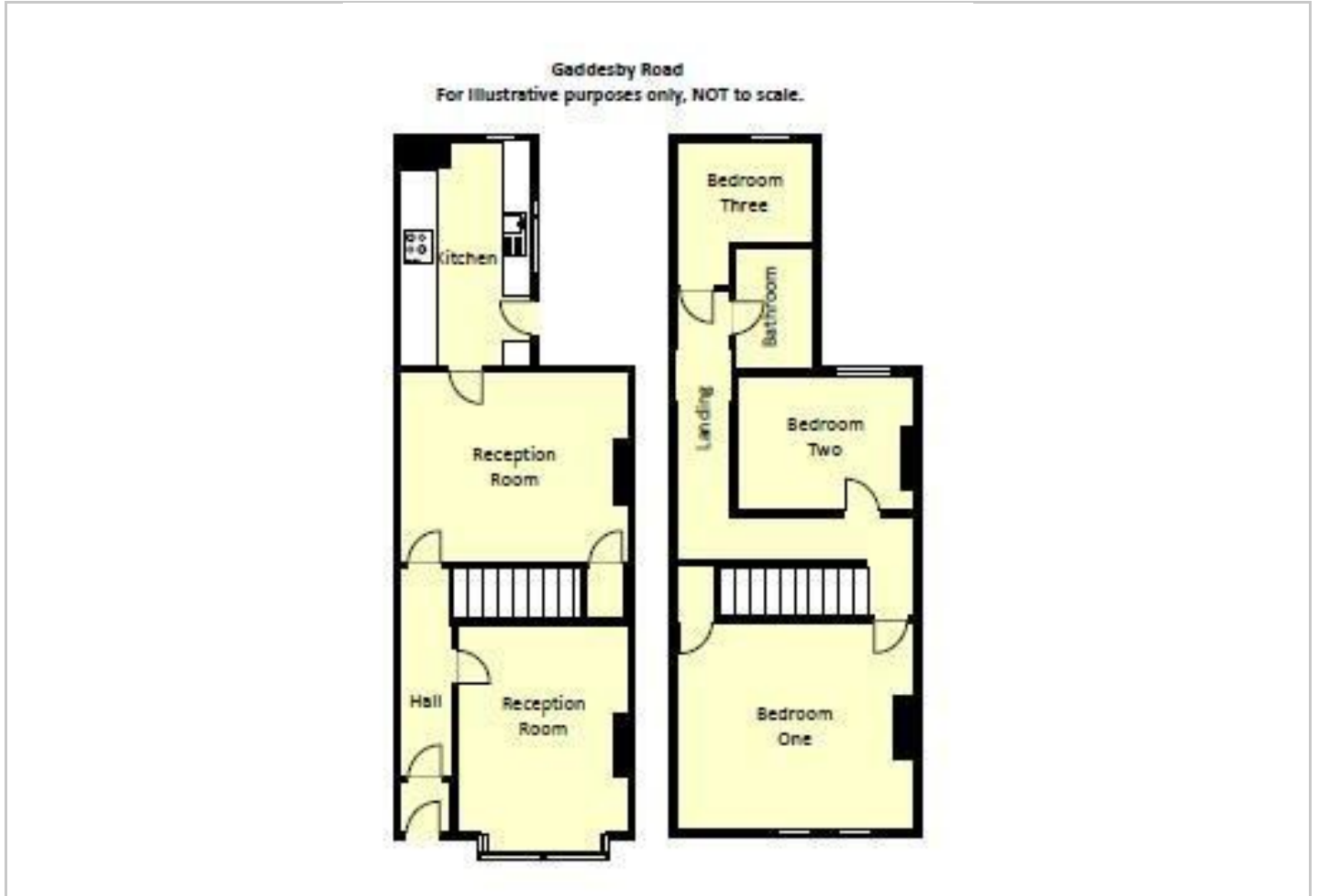
According to the Direct Gov website the Council Tax Band for 19 Gaddesby Road Kings Heath, Birmingham, B14 7EX is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.







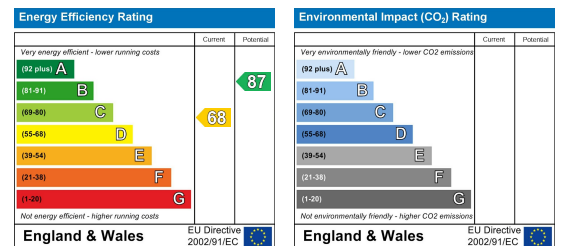
## Floor Plan



## 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



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.