



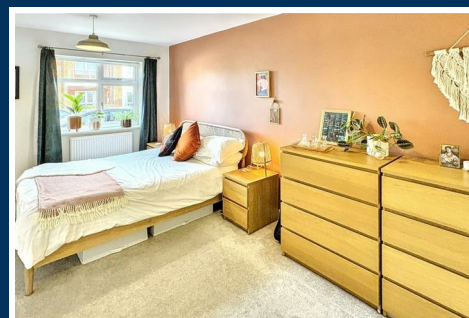
54 York Road

Kings Heath, Birmingham, B14 7RZ

Offers Over £235,000



We are pleased to present this delightful two-bedroom maisonette in a premium location. Set on York Road, home to a popular selection of bars and restaurants, the property is a stone's throw from Kings Heath High Street and its wide choice of shops, salons and supermarkets. Close to Highbury and Kings Heath Parks, the residence benefits from comprehensive transport links, including Kings Heath railway station, due to reopen this year, only a short-distance away. Benefitting from an allocated parking space, further accommodation consists of; entrance hall, allowing access to an open plan living/kitchen space with integrated appliances, primary bedroom with custom made wardrobe space, second bedroom, further storage space and bathroom. The property benefits from double glazing and gas central heating. EPC rating is B. To view this lovely maisonette please call our Moseley Office.



Approach

The property is approached via a low maintenance front fore garden with low level walls leading to UPVC double glazed door opening into:

Hallway

With a ceiling light point, gas meter, laminate effect flooring and door opening into:

Open Plan Living/Dining and Kitchen

total 16'5" x 12'0" x 18'1" (total 5.01 x 3.66 x 5.52)

Living/Dining Area

16'5" x 12'0" (5.01 x 3.68)

With a double glazed bay window to the front aspect, two ceiling light points, central heating radiator, laminate effect flooring and open walkway into kitchen.

Kitchen

11'10" x 6'1" (3.63 x 1.87)

With a selection of gloss wall and base units with wooden effect work surfaces incorporating sink and drainer with mixer tap over, integrated induction hob with extractor over, splash back, built-in oven, integrated fridge freezer and washing machine, double glazed window to the side aspect, ceiling light point and door opening into:

Inner Hallway

With door opening into storage cupboard and doors opening into:

Storage Cupboard

Further storage cupboard with useful space to store additional items and a shelf.

Bathroom

7'0" x 6'2" (2.15 x 1.88)

With p-shaped bath with rainfall shower over, wall hung wash hand basin with mixer tap, high flush WC, ceiling light point, tiled walls, walls, tiled floor, mounted towel radiator and double glazed obscured window.

Bedroom One

16'2" x 8'2" x 10'0" (4.94 x 2.51 x 3.06)

With two ceiling light points, door opening into wardrobe, central heating radiator and double glazed window rear aspect..

Bedroom Two

12'0" x 7'9" x 9'7" (3.68 x 2.38 x 2.93)

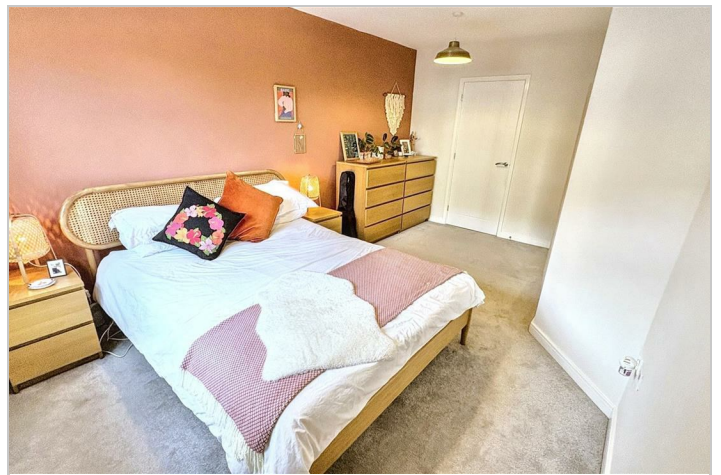
With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 140 years, the ground rent is approximately £200.00 per annum and the service charges are approximately £580.00 per annum (subject to confirmation from your legal representative).

Council Tax

According to the Direct Gov website the Council Tax Band for 54 York Road, Road Kings Heath, Birmingham, B14 7RZ is band B and the annual Council Tax amount is approximately £1,620.70, subject to confirmation from your legal representative.





Floor Plan

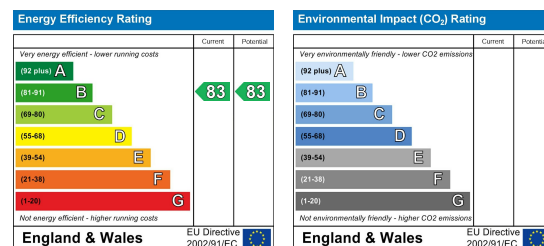
York Road
For Illustrative purposes only, NOT to scale.



Viewing

Please contact our Rice Chamberlains 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.