



## 42 Drayton Road

Kings Heath, Birmingham, B14 7LR

Offers Over £275,000





Lovely period two bedroom unique semi-detached home which offers lots of potential and being located in this popular Kings Heath location on Drayton Road ideally positioned for all of Kings Heath's local amenities including cafes, restaurants, bars, shopping facilities and good local transport links into the City Centre and the benefit of the upcoming Kings Heath Train Station. The accommodation for this lovely home briefly comprises; front entrance, two reception rooms, kitchen with access to dining room with utility space and access to a lovely rear garden. To the first floor there are two good bedrooms and a family bathroom. The property also benefits from central heating, double glazing and no upward chain. Energy Efficiency Rating E. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley Office.



### Approach

The property is approached via a front fore garden with paving leading to a UPVC opaque double glazed door opening into:

### Reception Room One

13'6" x 14'2" into bay (4.14 x 4.32 into bay)

With decorative coving to ceiling, ceiling light point with ceiling rose, double glazed bay window to the front aspect, central heating radiator, feature fireplace with tiled surround and hearth and door opening into:

### Hallway

With stairs giving rise to the first floor landing and further door opening into:

### Reception Room Two

13'7" x 11'10" (4.15 x 3.62)

With central heating radiator, coving to ceiling, door opening into under stairs storage cupboard providing useful storage, double glazed window to the rear aspect, fireplace with wooden surround and tiled hearth and door opening into:

### Inner Lobby Area

With double glazed door giving access to the rear garden, coving to ceiling, ceiling light point, tiling to flooring and open walkway into:

### Kitchen/Diner/Utility

total 17'5" kitchen area 8'7" x 7'8" (total 5.33 kitchen area 2.62 x 2.34)

With continued tiling to flooring, a selection of wall and base units with wooden effect works surfaces, stainless steel sink and drainer with mixer tap over, space for cooker and fridge freezer, ceiling light point, double glazed window to the side aspect and open walkway into:

### Diner/Utility

8'0" x 7'9" (2.44 x 2.38)

With space for washer and dryer, continued tiling to flooring, central heating radiators and dual aspect windows to the side and rear aspects.

### First Floor Accommodation

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

### Bedroom One

13'6" x 11'10" (4.13 x 3.63)

With double glazed window to the front aspect, ceiling light point, door opening into storage cupboard providing useful storage, gas fireplace and central heating radiator.

### Bedroom Two

10'5" x 11'10" (3.18 x 3.63)

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

### Bathroom

7'8" x 11'10" (2.34 x 3.63)

With walk-in shower with shower over, low flush WC, sink on pedestal with two taps over, central heating radiator, double glazed opaque window to the rear aspect, ceiling light point and door opening into airing cupboard housing the valiant combination boiler.

### Rear Garden

With a paved patio area leading to the rear garden with lawn turfed area with decorative trees and shrubs to borders, shed to rear and fencing surround.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 42 Drayton Road, Kings Heath, Birmingham, B14 7LR is band B and the annual Council Tax amount is approximately £1,620.70, subject to confirmation from your legal representative.

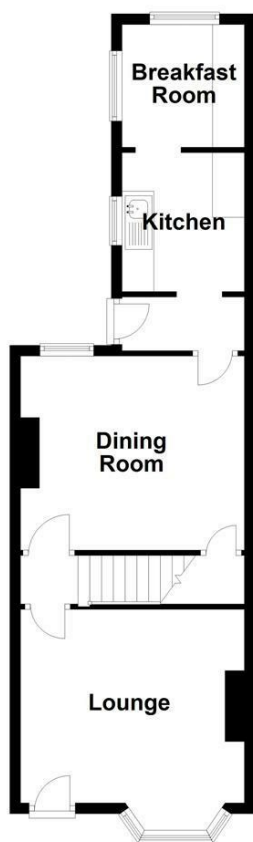






## Floor Plan

### Ground Floor



### First Floor

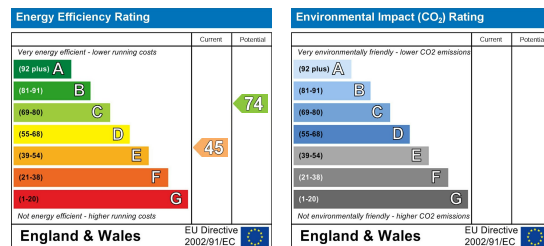


For illustration purposes only - not to scale

## 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.