



7 Livingstone Road

Kings Heath, Birmingham, B14 6DJ

Guide Price £360,000



****SEMI-DETACHED FAMILY HOME IN PRIME KINGS HEATH LOCATION WITH NO UPWARD CHAIN**** We are delighted to offer to the market this three bedroom semi-detached family home requiring some modernising and updating. On the popular Livingstone Road, it is well situated for local Schools and offers close links to nearby Kings Heath High Street with all of its associated amenities; including coffee shops, cafes, bars, restaurants and shopping facilities and good transport links into the City Centre and upcoming Kings Heath train station. The property benefits from central heating and double glazing (where stated.) The accommodation briefly comprises; front driveway (planning permission needed for a dropped kerb), porch, hallway, pantry, two reception rooms, kitchen/diner and access to a lovely rear garden. To the first floor there are three bedrooms and a bathroom. The property also benefits from no upward chain. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate this lovely home, please contact our Moseley office.



Approach

The property is approached via a front driveway providing space for two cars (planning permission required for a drop kerb) with mature trees to borders leading to front side access with a UPVC door with accompanying double glazed window opening into:

Porch

With lino to flooring, ceiling light point and single glazed opaque wooden door opening into:

Hallway

With central heating radiator, ceiling light point, stairs giving rise to the first floor landing, laminate to flooring, door opening into under stairs storage cupboard and further doors opening into:

Pantry

4'1" x 3'0" (1.26 x 0.93)

Housing the wall mounted 'Worcester' boiler, ceiling light point and double glazed opaque window to the side aspect.

Front Reception Room

10'11" x 13'4" into bay (3.33 x 4.07 into bay)

With double glazed bay window to the front aspect, central heating radiator, ceiling light point and feature fireplace.

Rear Reception Room

23'11" x 10'11" (7.29 x 3.35)

With two central heating radiators, laminate to flooring, feature fireplace, two ceiling light points and double glazed patio doors giving access to the rear garden.

Kitchen/Diner

10'10" max x 6'9" min x 18'11" max (3.31 max x 2.07 min x 5.77 max)

With a selection of cream wall and base units with marble effect work surfaces, one and a half bowl sink and drainer with mixer tap over, electric hob with extractor over and 'Logic' oven, space for washing machine, tiling to splash backs, central heating radiator, ceiling spotlights, lino to flooring, double glazed window with accompanying opaque double glazed door giving access out to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with a double glazed opaque window to the side aspect, loft access point, two ceiling light points, door opening into cupboard providing useful storage and further doors opening into:

Bedroom One

13'0" x 10'11" cloakroom 2'5" x 2'11" (3.98 x 3.35 cloakroom 0.76 x 0.89)

With double glazed window to the rear aspect, central heating radiator, built in wardrobes, ceiling light point and door opening into cloakroom with a double glazed window to the side aspect.

Bedroom Two

13'0" into bay x 10'11" (3.97 into bay x 3.34)

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

Bedroom Three

7'3" x 8'4" (2.23 x 2.55)

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

Bathroom

5'5" x 9'3" (1.66 x 2.82)

With a three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, panel bath with two taps over and Triton shower above, lino to flooring, tiling to splash backs, central heating radiator, double glazed opaque window to the rear aspect, wall mounted extractor fan and ceiling light point.

Rear Garden

With a paved patio area leading to a lawn turfed area with mature trees and shrubs to borders, further patio area and being finished with fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 7 Livingstone Road Kings Heath,

Birmingham, B14 6DJ is band C and the annual Council Tax amount is approximately £1,852.23, subject to confirmation from your legal representative.





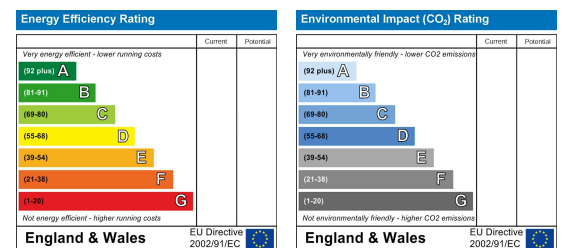
Floor Plan



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



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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.