



11 Howard Road

Kings Heath, Birmingham, B14 7PB

Offers Over £550,000



****FOUR BEDROOM SEMI-DETACHED HOME IN POPULAR KINGS HEATH LOCATION WITH NO UPWARD CHAIN**** Lovely four bedroom semi-detached family home located on Howard Road 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 train station. The property benefits from central heating and double glazing (where stated) and the accommodation briefly comprises; off road parking with an EV charger, porch, entrance hallway, living/dining room, kitchen/diner, utility room, downstairs WC, side lean-to, integral garage and a well-maintained garden leading to garden room. To the first floor there are four bedrooms and a family bathroom. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this lovely home, please contact our Moseley office.



Approach

The property is approached via a stone driveway providing space for multiple cars leading to single glazed door with an accompanying single glazed window opening into:

Porch

With tiled flooring, ceiling light point and wooden door with single glazed window with an accompanying original stained glass window to the side aspect opening into:

Hallway

With wooden flooring, ceiling light point with decorative ceiling rose, stairs giving rise to the first floor landing, picture rail, central heating radiator, under stairs storage area providing useful storage, two ceiling light points and doors opening into:

Living Room

12'4" x 32'3" into bay (3.77 x 9.83 into bay)

With wooden exposed flooring, double glazed bay window to the front aspect with seating, double glazed window and door to rear aspect, two ceiling light points, coving to ceiling, fireplace with brick surround and tiled hearth and three central heating radiators.

Kitchen/Diner

20'1" max x 10'7" min x 16'5" max x 8'3" min (6.13 max x 3.23 min x 5.01 max x 2.53 min)

With wooden floorboards, tiled flooring, cream wall and base units with wooden work surfaces incorporating one and a half bowl sink and drainer with mixer tap over, space for fridge freezer,

dishwasher and cooker with extractor cover, double glazed window to the side aspect, three ceiling light points, coving to ceiling, double glazed patio doors giving access to the rear garden, original style log burner fireplace with tiled hearth and brick surround and door opening into:

Inner Lobby Area

With continued tiling to flooring, ceiling light point, central heating radiator and door opening into:

Utility Area

2'11" x 4'9" (0.89 x 1.46)

With tiled surround, ceiling light point and tiled flooring.

Ground Floor WC

2'9" x 4'8" (0.84 x 1.44)

With tiled flooring, tiling surround, single glazed opaque window to the side aspect, ceiling light point and low flush WC.

Side Lean-To

With front and rear access, single glazed window to the side aspect and door opening into garage.

First Floor Accommodation

With a ceiling light point, central heating radiator, door opening into storage cupboard providing useful storage and further doors opening into:

Bedroom One

11'3" x 16'1" (3.44 x 4.92)

With built-in wardrobes to chimney breast recess, coving to ceiling, two ceiling light point, wooden laminate to floor, double glazed window to the rear aspect and central heating radiator.

Bedroom Two

12'3" into bay x 11'3" (3.73m into bay x 3.43m)

With wooden laminate to flooring, double glazed bay window to the front aspect, coving to ceiling, built-in wardrobes to chimney breast recess, two ceiling light point and central heating radiator.

Bedroom Three

10'7" x 9'5" (3.25 x 2.88)

With exposed wooden floorboards, double glazed window to the rear aspect, coving to ceiling, ceiling light point and feature fireplace with tiled hearth and wooden mantle piece.

Bedroom Four

7'8" x 9'7" (2.36 x 2.93)

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

Bathroom

6'10" x 7'7" (2.10 x 2.32)

With wooden laminate to flooring, walk-in shower cubicle with rainfall shower over, sink on pedestal with two taps over, bath with mixer tap and shower attachment over, tiled surround, double glazed window to the rear aspect, ceiling light point, ceiling

extractor fan, central heating radiator and door opening into airing cupboard housing the Worcester boiler.

Separate WC

2'11" x 3'8" (0.89 x 1.13)

With wooden laminate to flooring, low flush WC, double glazed opaque window to the side aspect and ceiling light point.

Garage

18'6" x 7'9" (5.66 x 2.37)

With wooden doors and ceiling light point.

Cellar

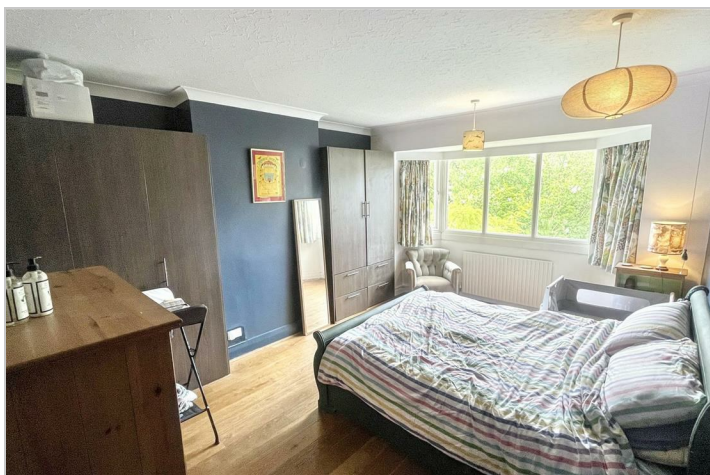
Off the hallway with useful storage space.

Rear Garden

With a paved patio area with steps down to lawn turfed area with decorative trees and shrubs to borders and leads to rear garden room.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 11 Howard Road Kings Heath, Birmingham, West Midlands, B14 7PB is band D and the annual Council Tax amount is approximately £2,237.00, subject to confirmation from your legal representative.





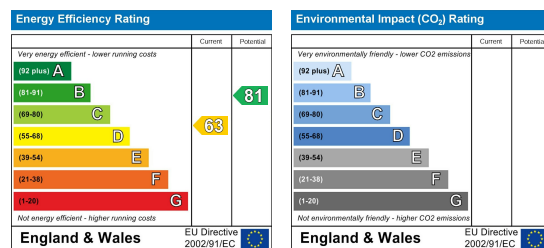
Floor Plan



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



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.