



## 52 Tenbury Road

Kings Heath, Birmingham, B14 6AH

**Offers Over £465,000**



**\*\*THREE BEDROOM SEMI-DETACHED HOME IN POPULAR KINGS HEATH LOCATION - WITH NO UPWARD CHAIN REQUIRING MODERNISATION\*\*** We are delighted to offer to the market this three bedroom semi-detached family home with huge potential! The property is in need of modernisation, and is located on a quiet road in Kings Heath. On the popular Tenbury 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. The accommodation briefly comprises; off road parking, porch, entrance hallway, two reception rooms, kitchen, side lean-to with a downstairs w/c and storage room, a garage and sizeable well-maintained south-facing garden with patio areas. To the first floor there are three good sized rooms bedrooms and a family bathroom along with access to loft hatch. The property also benefits from double glazing and central heating. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this lovely home, please contact our Moseley office.



### Approach

### Inner Porch

With ceiling light point, laminate flooring, gas meter and double glazed wooden door opening into

### Entrance Hallway

With a wooden glazed door with an accompanying side window opens into hallway with wall mounted light point, central heating radiator, coving to ceiling, stairs giving rise to the first floor landing and doors opening into:

### Front Reception Room

12'2" x 15'7" into bay (3.71 x 4.76 into bay )

With double glazed bay window with stained glass leaded light insets to the front aspect, coving to ceiling, two ceiling light points, central heating radiator and double glazed bay window to the front aspect.

### Rear Reception Room

14'4" x 14'7" (4.39 x 4.47)

With ceiling light point, coving to ceiling, wall mounted gas fire (not tested), double glazed patio doors giving views and access to the rear garden.

### Kitchen

11'6" x 8'11" (3.53 x 2.73)

With a selection of wall and base units with wooden effect work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap,

tiling to splash backs, single glazed window to the rear, lino to flooring, wall mounted Potterton boiler, built-in cooker, hob with extractor over, under stairs storage area currently housing the fridge freezer, space for dishwasher or washing machine and door and step leads into:

### Side Lean-To

7'3" x 10'11" (2.22 x 3.35)

With wooden door and window overlooking and giving access to the side aspect, door opening into ground floor WC with low flush WC and single glazed window to the rear, work surface, further storage area, ceiling strip light and lino flooring.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, ceiling light point, loft access point with pull down ladders and doors opening into:

### Bedroom One

14'7" x 11'1" (4.46 x 3.38)

With double glazed window, ceiling light point, central heating radiator and built-in wardrobes with sliding patio doors.

### Bedroom Two

12'2" x 14'4" (3.71 x 4.38)

With double glazed window, ceiling light point and central heating radiator.

**Bedroom Three**

11'1" x 11'1" (3.40 x 3.39)

With two double glazed windows , ceiling light point and central heating radiator.

**Bathroom**

7'7" x 7'7" (2.32 x 2.32)

Offering panel bath with shower over and glass shower screen, push button low flush WC, sink on pedestal with hot and cold taps, tiled walls, lino to flooring, ceiling light point, extractor fan, two double glazed windows and central heating radiator.

**Loft Space**

Not inspected

**Garden**

South-facing garden with a paved patio area leading to lawned turf with mature trees and shrubs surround and fencing to borders.

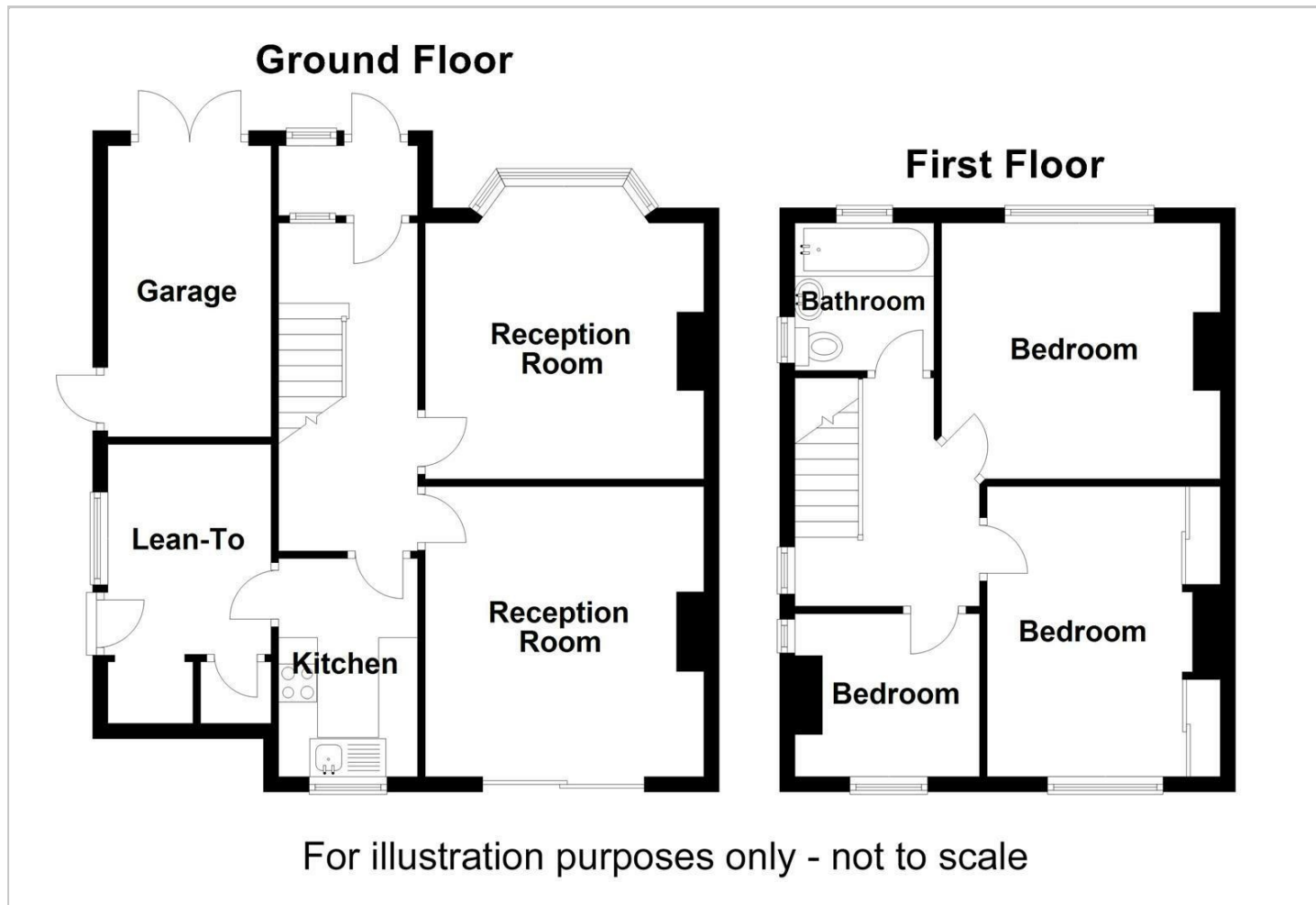
**Council Tax Band**

According to the Direct Gov website the Council Tax Band for 52, Tenbury Road Kings Heath, Birmingham, B14 6AH is band D and the annual Council Tax amount is approximately £2,237.00 subject to confirmation from your legal representative.





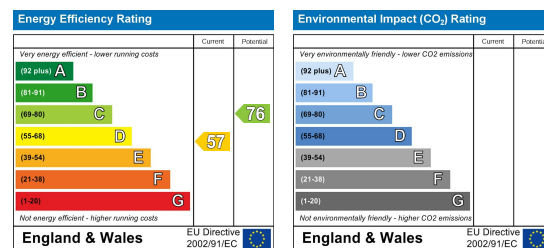
## Floor Plan



## 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.