



## Station Road

Kings Heath, Birmingham, B14 7TF

Guide Price £425,000



We are pleased to offer to the market this good size, three bedroom Edwardian detached home requiring some modernisation which is ideally located offering good access to the nearby amenities provided by Kings Heath High Street with all of its associated amenities including cafes, bars, restaurants and shopping facilities and being close to schools, parks and good local transport links into the City Centre and upcoming Kings Heath Train Station.

The property offers some original features and offers the following accommodation; shallow fore garden, entrance hallway, two reception rooms, kitchen/diner, downstairs WC and a lovely rear garden with garage converted to a studio (which can easily be converted back for garage use).

To the first floor the property further offers three bedrooms and family bathroom. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please call our Moseley branch.



### Approach

On approach to the property you have a shallow fore garden, path leading up to the front door with hedges to either side. The foot path is an Edwardian Checkerboard style with pebbles to either side, this then follows to the open porch and the solid wood door to the double fronted home.

### Hallway

Ceiling light point, gas central heating radiator, original Minton tiles, access into reception room one, reception room two, kitchen, downstairs w/c, under stair cupboard with shelves and coat hanging space., and access to the garden.

### Reception Room One

12'0" x 12'11" (3.66 x 3.96)

This room offers tongue and groove wooden floor boards and dual aspect views with original bay window to the front aspect along with the original stained-glass windows above and original sash windows to the rear aspect overlooking the well maintained garden. Ceiling light point, gas central heating radiator, chimney breast, cornice to ceiling

### Reception Room Two

12'0" x 13'4" (3.67 x 4.07)

Wooden floorboards, chimney breast with ceramic tiled cast iron fireplace. Bay window with original windows to front aspect and gas central heating radiator.

### Kitchen

11'10". x 7'9" (3.62. x 2.37)

With gas central heating radiator, ceramic tile flooring, ceiling light points. Fitted kitchen units with wall mounted cabinets with pewter handles with a solid wood counter top, stainless steel sink with mixer tap over. Integrated cooker with gas hob and extractor fan over, integrated under counter fridge freezer and plumbed washing machine, original sash windows to the rear aspect, wall-mounted 'Worcester' combination boiler and solid wood, glazed back door leading to garden.

### Downstairs W/C

4'4" x 5'11". (1.33 x 1.82. )

High flush, Victorian style toilet with brass/enamel handle, freestanding sink with separate hot and cold tap, Victorian style tiles to half wall and ceramic tiled flooring. Gas central heating radiator and double glazed PVC sash window to the rear aspects.

### First Floor

Original wood staircase with brass stair grips and hand painted deco; stairs give rise to the first floor which allows access to; bathroom, bedrooms one, two and three as well as a loft space (not been inspected).

### Bedroom One

10'9" x 13'0" (3.30 x 3.98)

Ceiling light point, chimney breast with built in wardrobes to recess that offers shelves and clothing hanging space. Gas central heating radiator, fitted

carpet to flooring and original sash windows to the front aspect.

#### Bedroom Two

11'10" x 12'11" (3.62 x 3.96)

Ceiling light point, gas central heating radiator, fitted carpet to flooring and original sash windows to the front aspect.

#### Bedroom Three

10'9" x 8'7" (3.29 x 2.64)

Ceiling light point, original floor boards, gas central heating radiator and original sash window to the rear aspect.

#### Bathroom

4'1" x 5'9" (1.25 x 1.77)

White tiles to wall and ceramic tiling to flooring. High flush toilet, wall-mounted sink with separate hot and cold taps and bath tub with shower screen and Victorian Style mixer taps and shower head. Ceiling light point and PVC double-glazed sash windows to the rear aspects.

#### Garage/Studio

8'2" x 14'6" (2.50 x 4.43)

Being temporarily converted into a studio but could be reversed back to a useable garage with two integral windows to the side aspect and third PVC double-glazed window to the rear aspect overlooking the garden. The studio has a ceiling light point and electricity points.

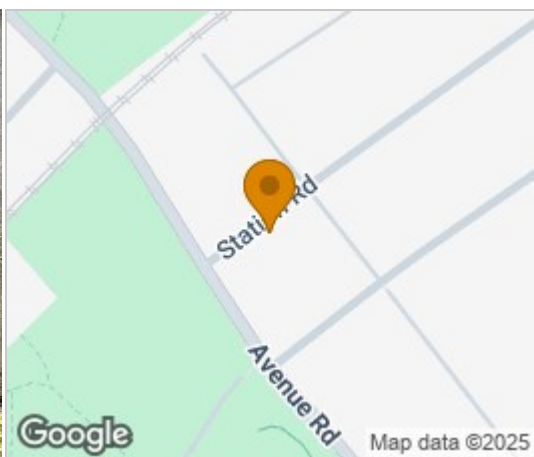
#### Garden

With a south-west facing garden, mature trees, pond, shrubberies, well maintained lawn, patio area for seating, side access and triple unit combined brick built outhouses.

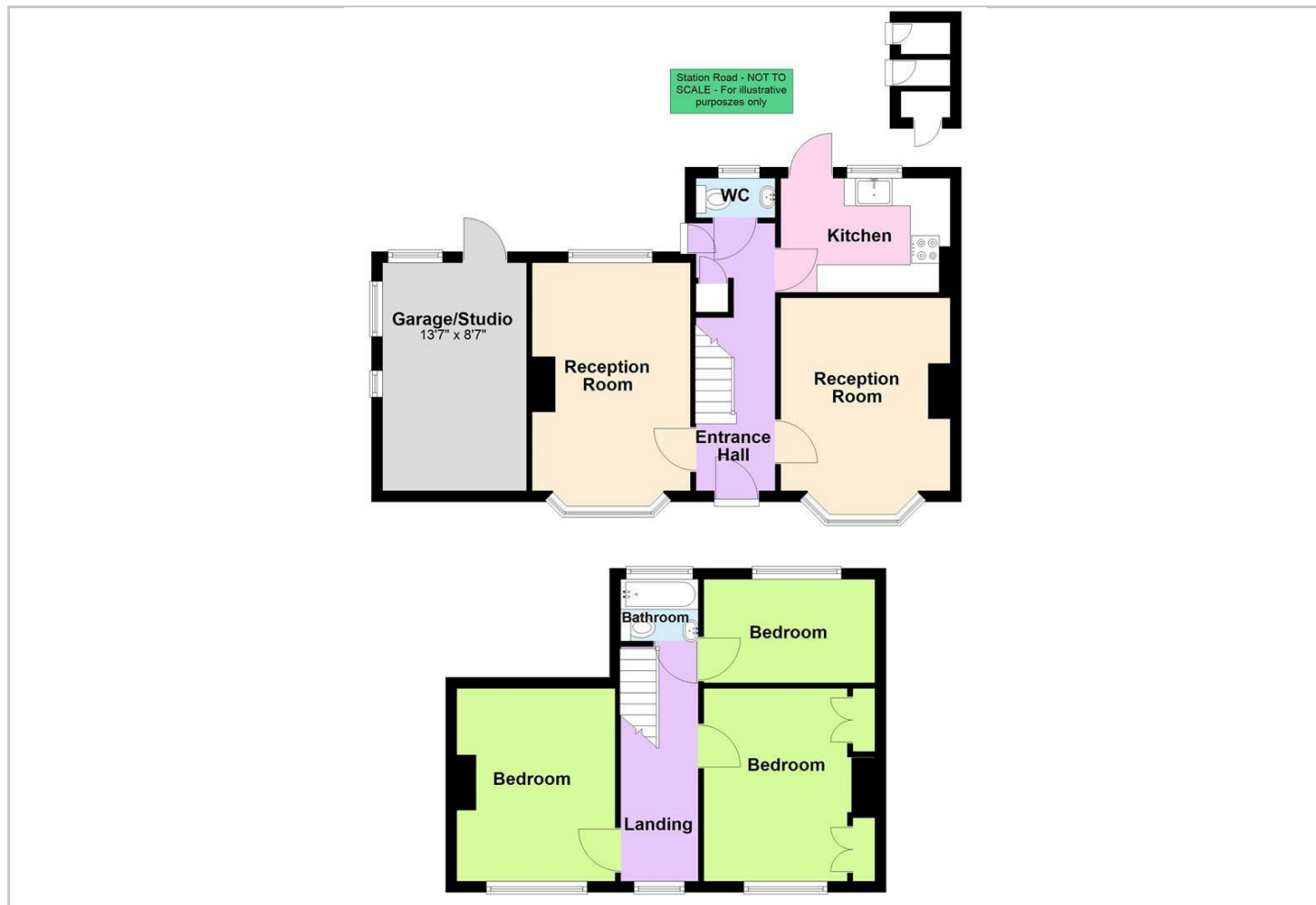
#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 231 Station Road Kings Heath, Birmingham, B14 7TF is band C and the annual Council Tax amount is approximately £1,988.44, 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.

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.

## Energy Efficiency Graph

