



126 Grove Road

Kings Heath, Birmingham, B14 6SY

Offers Over £425,000



****FOUR BEDROOM SEMI-DETACHED HOME IN POPULAR KINGS HEATH LOCATION - WITH NO UPWARD CHAIN**** We are delighted to offer to the market this four bedroom, two study rooms and two reception room, semi-detached family home requiring some modernising and updating. On the popular Grove Road, it is well situated for local Schools, including Colmore School, 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 property is also situated close to the new Pineapple Road Train Station. The property benefits from central heating and double glazing (where stated.) The accommodation briefly comprises; off road parking, porch, entrance hallway, two reception rooms, kitchen, side lean-to, ground floor shower room, two bedrooms or office rooms on the ground floor and a sizeable and lovely garden with separate maintained areas. To the first floor there are four bedrooms and a family bathroom, with separate WC. This property is a unique family home with ample potential! 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 driveway with paved area and flowerbeds to side and steps leading up to the double glazed front entrance door with accompanying windows opening into:

Porch

With tiled flooring, ceiling light point and further double glazed door opening into:

Hallway

With ceiling light point, central heating radiator, under stairs storage area, stairs giving rise to the first floor landing and door opening into:

Front Reception Room

15'3" into bay x 12'2" (4.66 into bay x 3.73)

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

Rear Reception Room

14'11" x 12'3" (4.56 x 3.74)

With ceiling light point, wall mounted light point, central heating radiator, wood panelling to ceiling, decorative fireplace with inset electric fire and decorative archway with double glazed sliding door giving views and access to the rear garden.

Garage

8'6" x 14'11" (2.61 x 4.56)

From hallway door opens into garage with ceiling light point, door giving access to the front driveway, wall mounted units and window to the side aspect.

Kitchen

14'6" x 11'5" (4.42 x 3.50)

With tiled flooring, two ceiling light points, central heating radiator, double glazed window to the rear aspect, a selection of white gloss fronted wall and base

units with work surfaces over, built-in gas hob with extractor over, sink and drainer with hot and cold mixer tap, single glazed window to the side aspect, tiling to splash backs, chimney breast with storage and door opening into:

Inner Lobby Area

Rear Extension Converted into Bedrooms

Bedroom Five/Study

9'1" x 8'3" (2.77 x 2.53)

With central heating radiator, double glazed window to the side aspect, ceiling light point and fitted wardrobes.

Bedroom Six/Study

9'1" x 8'3" (2.78 x 2.53)

With wall mounted cupboards, central heating radiator, ceiling light point and double glazed window to the rear aspect.

Ground Floor WC

5'9" x 2'4" (1.77 x 0.73)

With tiled flooring, tiling to splash backs, high flush WC, wall mounted sink with hot and cold taps and ceiling light point.

Ground Floor Shower Room

5'9" x 2'4" (1.77 x 0.72)

With ceiling light point, tiled floor covering, tiled walls and walk-in shower with Triton shower over.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, storage cupboard, double glazed window to the front aspect, loft access point (not inspected) and doors opening into:

Bedroom One

12'4" x 12'3" (3.77 x 3.74)

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

Bedroom Two

14'11" x 12'3" (4.55 x 3.74)

With wall mounted light points, central heating radiator, built-in wardrobe with dressing table and double glazed window to the rear aspect.

Bedroom Three

8'9" x 11'6" (2.67 x 3.51)

With ceiling light point, central heating radiator, built-in storage cupboard and double glazed window to the rear aspect.

Bedroom Four

8'5" x 8'0" (2.59 x 2.44)

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

Bathroom

7'11" x 11'4" (2.43 x 3.46)

With a storage cupboard housing the boiler and water tank, central heating radiator, walk-in shower cubicle with mains powered shower over, wall mounted sink with under sink storage and hot and cold mixer tap, double glazed window to the rear aspect and panelling to walls.

Separate WC

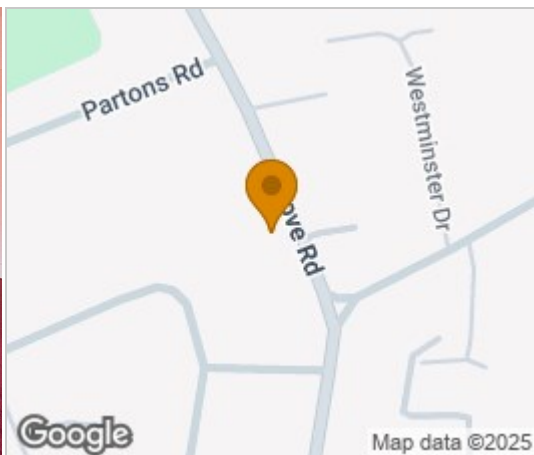
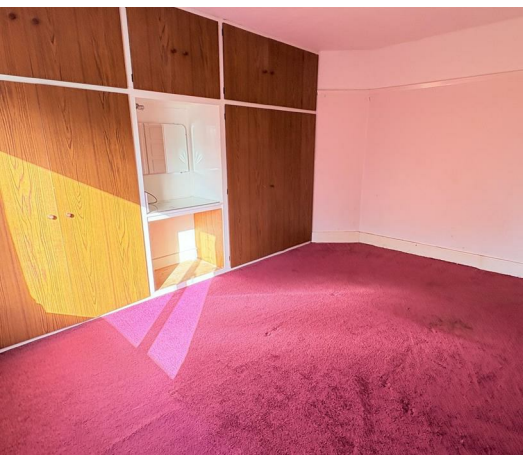
2'9" x 4'0" (0.85 x 1.24)

With a Victorian style WC, ceiling light point, lino to flooring and double glazed opaque window to the side aspect.

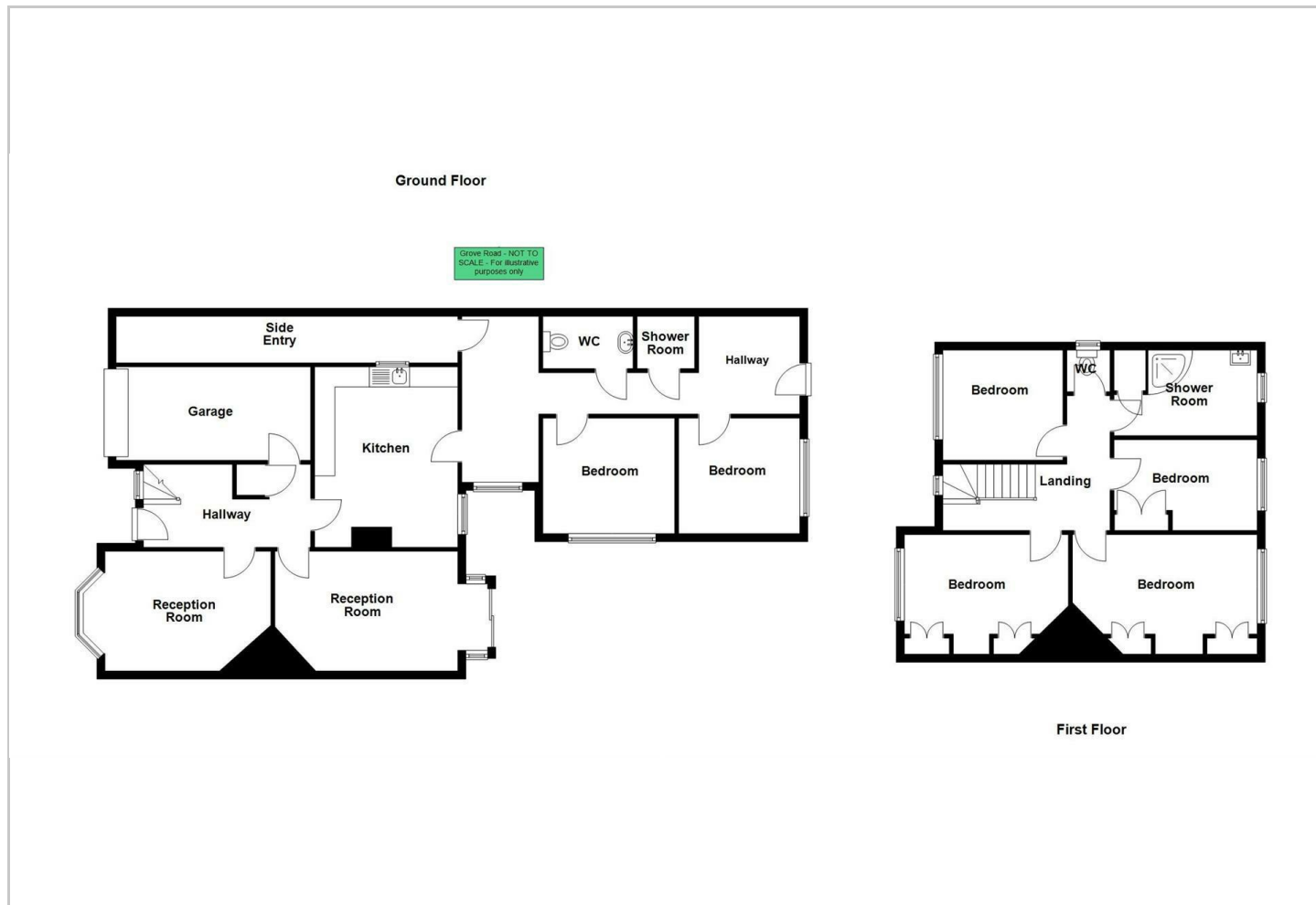
Garden

With a paved patio area, leading to a lawned turf and fencing to borders.





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

