



38 Kings Road, Kings Heath BIRMINGHAM B14 6TT

welcome to

Kings Road, Kings Heath BIRMINGHAM

A well-proportioned two-bedroom mid-terrace home situated on the popular King's Road in King's Heath. This charming property features two reception rooms, an extended kitchen, and a first-floor bathroom, offering a practical layout ideal for first-time buyers or investors.

Agents Note

The Council Tax Band is B

Lounge

13' Max x 11' 10" (3.96m Max x 3.61m)

Double glazed bay window to front, fireplace with electric fire, solid wooden flooring and central heating radiator.

Dining Room

11' 3" x 11' 10" (3.43m x 3.61m)

Double glazed window to rear, original fire, wooden flooring, stairs to landing, and central heating radiator. stairs to landing.

Kitchen

18' 8" x 6' 10" (5.69m x 2.08m)

Fitted kitchen with a range of wall and base units with work surfaces over, tiled splash backs, double glazed windows to side, space for washing machine, space for fridge/freezer, sink drainer, central heating radiator and sliding door for access to the garden.

Bedroom One

11' 5" x 13' 9" (3.48m x 4.19m)

Double glazed window to front, original fire, carpet and central heating radiator.

Bedroom Two

11' 5" x 10' 9" (3.48m x 3.28m)

Double glazed window to rear, storage cupboard, carpet and central heating radiator.

Bathroom

Double glazed window to rear, w.c, wash hand basin, bath with mixer taps and shower over, tiled walls and central heating radiator.





view this property online shipways.co.uk/Property/SLY111794



welcome to

Kings Road, Kings Heath BIRMINGHAM

- Two spacious double bedrooms
- Two separate reception rooms
- Extended kitchen to the rear
- Popular King's Heath location
- Ideal for first-time buyers or investors

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£240,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online shipways.co.uk/Property/SLY111794



Property Ref:

SLY111794 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk