



Peacock Road, Kings Heath

Offers Around £485,000

- PORCH
- TWO RECEPTION ROOMS
- LOBBY WITH SHOWER ROOM
- BATHROOM & SEPARATE WC
- LARGE REAR GARDEN
- HALLWAY
- KITCHEN
- THREE DOUBLE BEDROOMS
- GARAGE & STORE
- NO UPWARD CHAIN

Situated in this popular tree lined road, just off Wheelers Lane in Kings Heath, this detached house enjoys an ideal location close to local well regarded primary and senior schooling including the infamous King Edward Camp Hill.

There is the benefit of local shops at Kings Heath and Maypole via the Alcester Road which in turn provides access to the M42 motorway via the Hollywood bypass and forms the hub of the midlands motorway network.

There is a railway station nearby at Yardley Wood offering commuter services between Birmingham and Stratford upon Avon and local bus services provide access to the City of Birmingham and the surrounding suburbs.

Set back from the road behind a full width driveway, UPVC double glazed front door opens into the

PORCH

Having recessed ceiling spot lights and part glazed door opening into the

ENTRANCE HALLWAY

Having turned staircase to the first floor accommodation, wall light point, central heating radiator and doors to two reception rooms, kitchen, cloak cupboard and

GROUND FLOOR WC

Having mid level WC, wash hand basin, heated towel rail and ceiling spot light

DINING ROOM

15'0 into bay x 10'10 (4.57m into bay x 3.30m)



Having UPVC double glazed bay window to the front, ceiling light point, three wall light points and central heating radiator

LOUNGE

15'2 x 10'10 (4.62m x 3.30m)



Having UPVC double glazed sliding patio doors to the rear garden, ceiling light point, three wall light points and central heating radiator

KITCHEN

11'7 x 9'11 max (3.53m x 3.02m max)



Having wall and base units with work surfaces over, sink and drainer, four ring gas hob with extractor over and oven beneath, integrated fridge and freezer, ceramic wall tiles, ceiling spot lights, UPVC double glazed window to the rear and door into the

INNER LOBBY

Having doors to the side, store room, boiler room and ground floor shower

LANDING

Having window to the side, wall light point, loft access and doors to three double bedrooms, bathroom and separate WC

BEDROOM 1

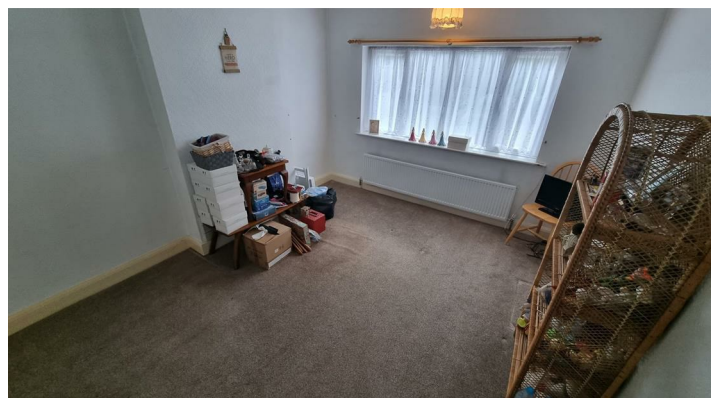
15'7 into bay x 10'10 (4.75m into bay x 3.30m)



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and built in wardrobes

BEDROOM 2

15'2 x 10'10 (4.62m x 3.30m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM 3

11'4 x 8'0 (3.45m x 2.44m)

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and door into side eave storage room

BATHROOM



Having panelled bath, pedestal wash hand basin, ceramic wall tiles, ceiling light point, central heating radiator and UPVC double glazed window to the rear

SEPARATE WC

Having UPVC double glazed window to the side, low level WC and ceiling light point

GARAGE

10'5 x 8'5 (3.18m x 2.57m)

Having light and power and up and over door to the front, currently partitioned to give store room.

LARGE REAR GARDEN

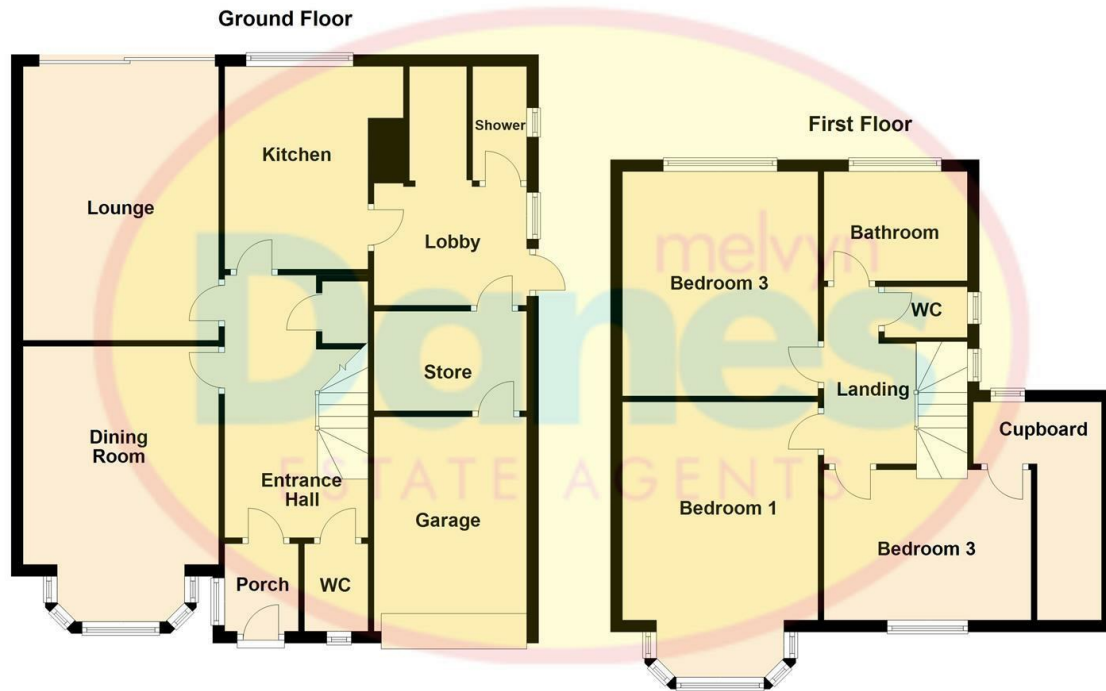


Having paved patio leading to extensive lawn, fencing to boundaries and gated side access



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



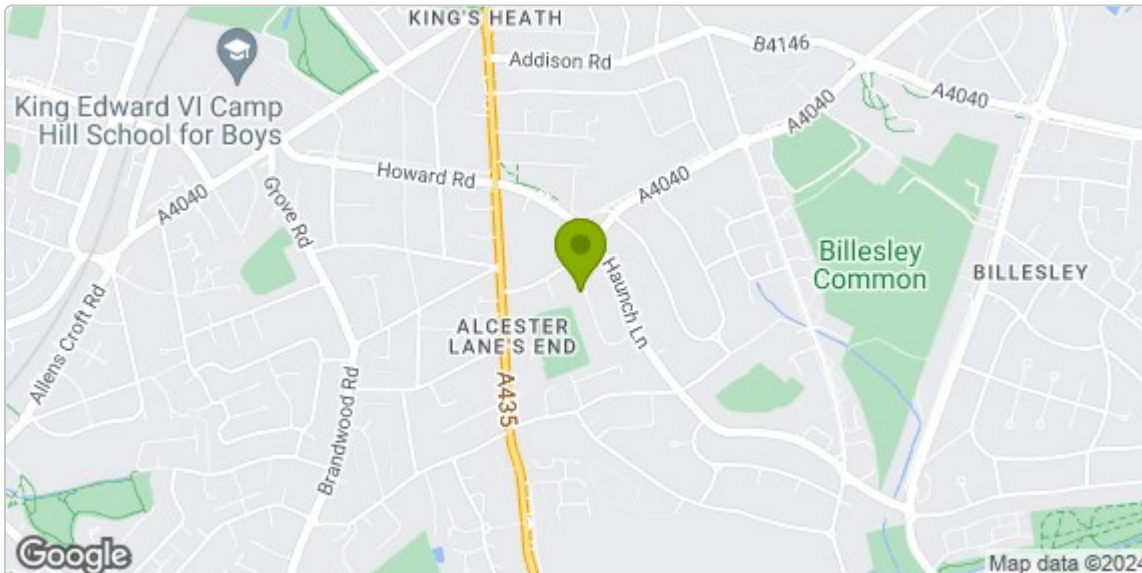
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: E

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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 will be no delay in agreeing the sale.



Full Postal Address:
15 Peacock Road Kings Heath
Birmingham B13 0NZ

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		77
		EU Directive 2002/91/EC

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