



# Whealers Lane, Kings Heath

## Offers Around £675,000

- SPACIOUS ENTRANCE HALLWAY
- THREE RECEPTION ROOMS
- MASTER BEDROOM WITH EN SUITE
- REFITTED FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- GROUND FLOOR SHOWER ROOM & UTILITY
- SUPERB KITCHEN DINING FAMILY ROOM
- FOUR FURTHER BEDROOMS
- LARGE SIDE GARAGE
- INTERNAL INSPECTION RECOMMENDED



Situated in this popular and convenient location in Kings Heath, this spacious family home has been greatly extended and refurbished by the current owners with oak doors and underfloor heating throughout the downstairs. It is close to local amenities and there are well regarded primary and secondary schooling nearby including the infamous King Edward Camp Hill.

There is the benefit of local shops at Kings Heath and Moseley via the Alcester Road which in turn provides access to the M42 motorway via the Hollywood bypass which 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 via a walled block edged tarmac driveway with ample parking for multiple vehicles leading to a UPVC double glazed front door which opens into the

### **PORCH**

Having tiled floor, ceiling light point and composite front door into the

### **SPACIOUS ENTRANCE HALLWAY**

Having staircase to the first floor accommodation, ceiling light point, recessed ceiling spot lights and doors to two reception rooms, shower room, utility and open access into the kitchen diner

### **LOUNGE**

**14'9 into bay x 10'11 (4.50m into bay x 3.33m)**



Having UPVC double glazed window to the front, recessed ceiling spot lights, ceiling light point and fireplace with inset gas fire

### **DINING ROOM**

**12'10 x 11'11 (3.91m x 3.63m)**



Having UPVC double glazed window to the side, recessed ceiling spot lights, ceiling light point, stone feature fireplace and open access into the

### **FAMILY ROOM**

**17'7 x 11'6 (5.36m x 3.51m)**

Having bi fold doors to the rear garden and recessed ceiling spot lights

### **OPEN PLAN KITCHEN DINER**

**17'8 x 17'8 (5.38m x 5.38m)**



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer and large central island, space for range cooker with extractor over, further space for dishwasher and American fridge freezer, porcelain floor tiles, the vaulted ceiling boasts four Velux windows and recessed ceiling spot lights and bi fold doors open to the rear garden

### **UTILITY**

Having space and plumbing for washing machine and tumble dryer and high pressure central heating tank

### **GROUND FLOOR SHOWER ROOM**

Having walk in shower, low level WC, wash hand basin in vanity unit, ceramic wall and floor tiles, recessed ceiling spot lights, feature radiator and UPVC double glazed window to the side



## FIRST FLOOR LANDING

Having UPVC double glazed window to the front, ceiling light point and doors to second floor landing, four bedrooms and family bathroom

### BEDROOM 2

**16'3 into bay x 11'10 (4.95m into bay x 3.61m)**



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

### BEDROOM 3

**12'6 into bay x 11'0 (3.81m into bay x 3.35m)**

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

### BEDROOM 4

**12'11 x 8'10 (3.94m x 2.69m)**

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

### BEDROOM 5

**13'0 x 7'10 (3.96m x 2.39m)**

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

## REFITTED FAMILY BATHROOM



Having shower enclosure, Jacuzzi spa bath, low level WC, wash hand basin in vanity unit, ceramic wall tiles, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the rear

## SECOND FLOOR LANDING

## MASTER BEDROOM

**24'3 max x 21'8 max with reduced head height (7.39m max x 6.60m max with reduced head height)**



Having feature UPVC double glazed window to the rear, recessed ceiling spot lights, feature radiator, eave storage and door into the

## MODERN ENSUITE

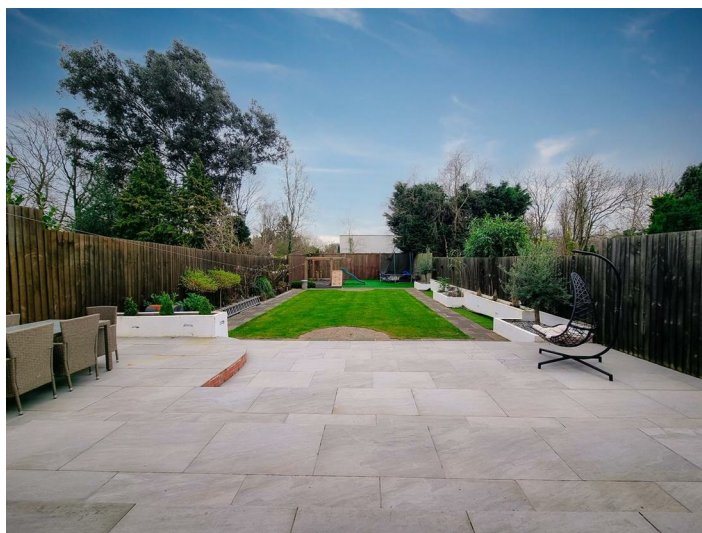
Having shower enclosure, low level WC, wash hand basin in vanity unit, ceramic wall and floor tiles and recessed ceiling spot lights

## LARGE SIDE GARAGE

**15'5 x 11'7 (4.70m x 3.53m)**

Having light and power and electric roller shutter door to the front driveway

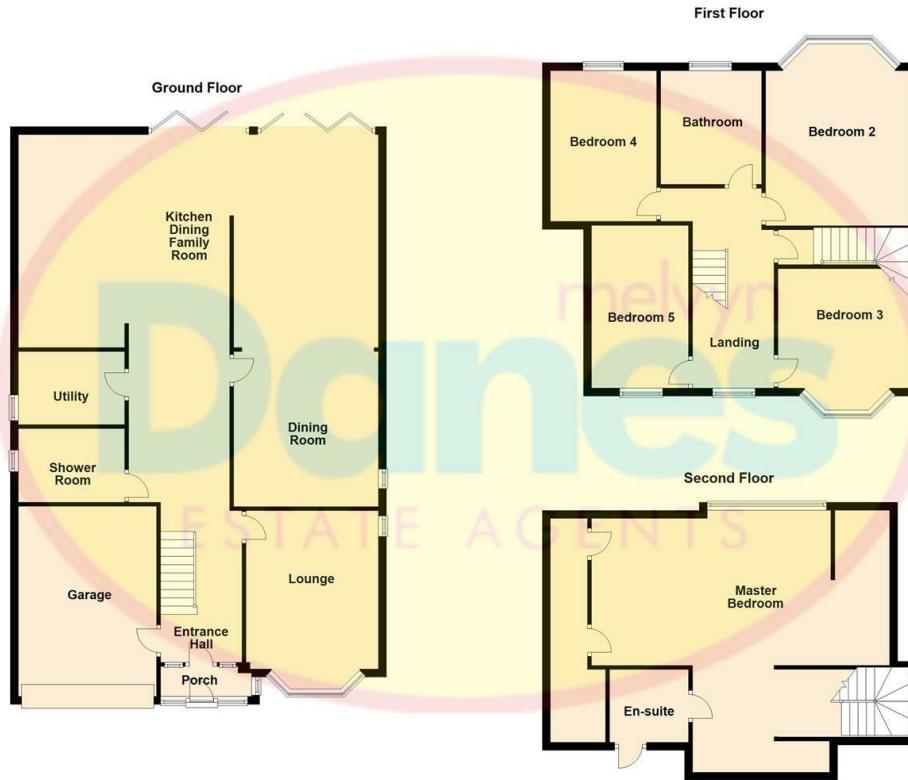
## LANDSCAPED REAR GARDEN



Having paved patio area leading to lawn with side footpaths raised borders, play area to the rear with artificial turf and fencing to boundaries

## 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.



### COUNCIL TAX BAND - E

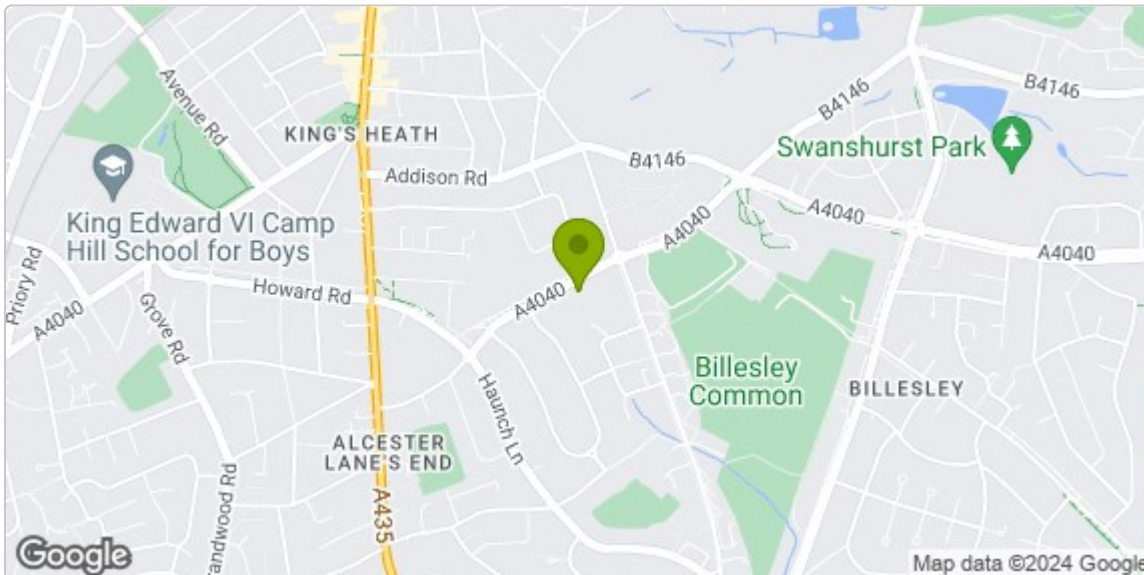
**TENURE** We are advised that the property is Freehold but as yet we have not been able to verify this.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**THE CONSUMER PROTECTION REGULATIONS** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**PROPERTY TO SELL?** If in order to purchase this property should you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



**Full Postal Address:**  
167 Wheelers Lane Kings  
Heath Birmingham B13 0SU

**Council Tax Band: E**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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