



Heathfield Road, Kings Heath Birmingham







## Property Description

Welcome to this wonderful three-bedroom end of terrace character property located on the sought-after Heathfield Road in the Moseley and Kings Heath area of Birmingham, renowned for its vibrant community, green spaces and access to abundant local amenities, it is the ideal place to settle down and call home.

Featuring two inviting reception rooms and a dining room that are adorned with natural light, a kitchen with separate utility area and guest W.C downstairs, while upstairs in the property you will find a well-appointed shower room with W.C and W.B and three double bedrooms with the master bedroom having fitted wardrobes for convenient storage.

The garden is a well-maintained space with storage, large patio area and side access that leads to the front of the property. There would be potential to further extend the property enhancing the living space here (ssstp).

## Entrance Hallway

Double glazed window to side elevation.

## Lounge

12' 8" x 14' 10" ( 3.86m x 4.52m )

Bay window to front elevation and gas capped fire place.

## Dining Room

15' 9" max x 9' 3" ( 4.80m max x 2.82m )

Double glazed window to side elevation and gas fire.

## Reception Room

12' 10" x 18' 9" ( 3.91m x 5.71m )

## Kitchen

8' 6" max x 9' 6" max ( 2.59m max x 2.90m max )

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for cooker, space for other appliances.

## Utility Room

8' 7" max x 7' 2" plus recess ( 2.62m max x 2.18m plus recess )

Irregular shaped room. Double glazed windows to side and rear elevations.

## Landing

Double glazed obscure window to side elevation and loft access via hatch.

## Bedroom One

15' 9" into recess x 12' 4" max ( 4.80m into recess x 3.76m max )

Double glazed window to front elevation, central heating radiator and fitted wardrobes.

## Bedroom Two

12' 7" x 10' 7" into recess ( 3.84m x 3.23m into recess )

Double glazed window to rear elevation.

## Shower Room

Double glazed obscure window to side elevation, W.C, wash hand basin and corner shower.

## Front Garden

Lawned area, pathway to front door and side access to rear.

## Rear Garden

Lawned area, outside tap, storage shed, side access to frontage, plants and trees to surround.













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**EPC Rating: D**

**Tenure: Freehold**

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