



## 128 Addison Road

Kings Heath, Birmingham, B14 7EP

Offers In The Region Of £370,000



Filled with Charm and Character, Rice Chamberlains are pleased to present this spectacular three-bedroom, period, mid-terraced home! Ideally located on Addison Road, with close proximity to Kings Heath High Street that offers an abundance of amenities, including cafés, restaurants, bars, shops, local parks and schools and excellent transport links into the City Centre and surrounding suburbs with the addition of the upcoming Kings Heath train station. The accommodation comprises; a shallow fore garden with the compliment of shrubbery for added privacy, entrance hallway that has been beautifully tiled, two good sized reception rooms, one with a lovely traditional bay window with beautiful stained-glass windows and the second with an aluminium framed door to allow access into the garden, perfect for in-door outdoor living, there is also a useful utility room, and a lovely kitchen/diner with further access to the rear garden and out-houses for storage. To the first floor there are three bedrooms, two of them being double bedrooms with the third being a healthy single bedroom or office, along with a family bathroom. Energy Efficiency Rating D. The property also benefits from central heating (Worcester boiler) and double glazing throughout with traditional sash windows and bay windows to the front which is then complimented with aluminium framed windows and doors to the rear. This home is the perfect mix of period characteristics meet a modern style. To arrange your viewing and fully appreciate this home please contact our Moseley Office today!



### Approach

The property is approached via a shallow fore garden with hedgerows to frontage leading to a wooden front entrance door opening into:

### Inner Vestibule

With original style flooring, ceiling light point, cornice to ceiling and single glazed wooden door opening into:

### Hallway

With original style flooring, original style central heating radiator, two ceiling light points, decorative archway, cornice to ceiling, double glazed opaque window to the side aspect and doors opening into:

### Reception Room One

14'7" into bay x 11'8" (4.47 into bay x 3.58)

With engineered oak flooring, ceiling light point, decorative cornice to ceiling, original single glazed window with an accompanying stained glass window to the front aspect, ceiling light point with decorative ceiling rose, original fireplaced with tiled surround, mantle piece and hearth and original style central heating radiator.

### Reception Room Two

11'8" x 13'2" (3.58 x 4.02)

With engineered wooden flooring, double glazed patio doors giving access to the rear garden, ceiling light point, cornice to ceiling, double glazed window to the rear aspect, original style central heating radiator, door opening into under stairs storage cupboard providing useful storage and wall mounted light point.

### Kitchen/Diner

9'3" max x 7'3" min x 18'11" (2.82 max x 2.22 min x 5.79)

With door opening into pantry, tiled flooring, central heating radiator, double glazed windows to the side aspect, double glazed patio door giving access to the rear garden, two ceiling light points, with stainless steel frontages with wooden effect work surfaces, electric 'Bosch' hob, cooker with extractor over, stainless steel one and a half bowl sink and drainer with mixer tap over, tiling to splash backs, continued tiling to flooring and space for washing machine.

### Pantry

3'4" x 6'0" (1.04 x 1.85)

With door opening into pantry with housing for washing machine, wall mounted 'Worcester Bosch' boiler, tiled flooring and ceiling light point.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, ceiling light point, central heating radiator and doors opening into:

### Bedroom One

16'11" x 12'3" (5.18 x 3.75)

With double glazed sash windows to the front aspect, two original style central heating radiators, original fireplace with tiled surround, hearth and mantle piece and two ceiling light points.

### Bedroom Two

10'6" x 13'11" (3.21 x 4.26)

With original style central heating radiator, double glazed doors to a Juliette balcony giving views to the rear aspect, original fireplace with tiled hearth, ceiling light point and central heating radiator.

### Bathroom

6'1" x 8'2" (1.86 x 2.50)

With tiled flooring, tiled surround, three piece bathroom suite comprising sink in vanity unit with mixer tap over, low flush WC, bath with mixer tap over and rainfall shower over, double glazed opaque window to the side aspect, wall mounted extractor fan, underfloor heating, ceiling light point and central heating towel rail.

### Bedroom Three

9'3" x 10'7" (2.84 x 3.23)

With double glazed window to the rear aspect, ceiling light point, original style central heating radiator and original fireplace with tiled hearth.

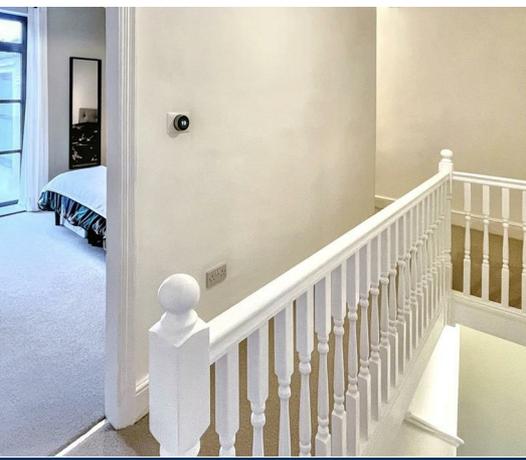
### Rear Garden

With paved pathway with front to rear access and leading to garden with paved pathway. lawn turfed area with fencing to borders and three outhouses providing useful storage space.

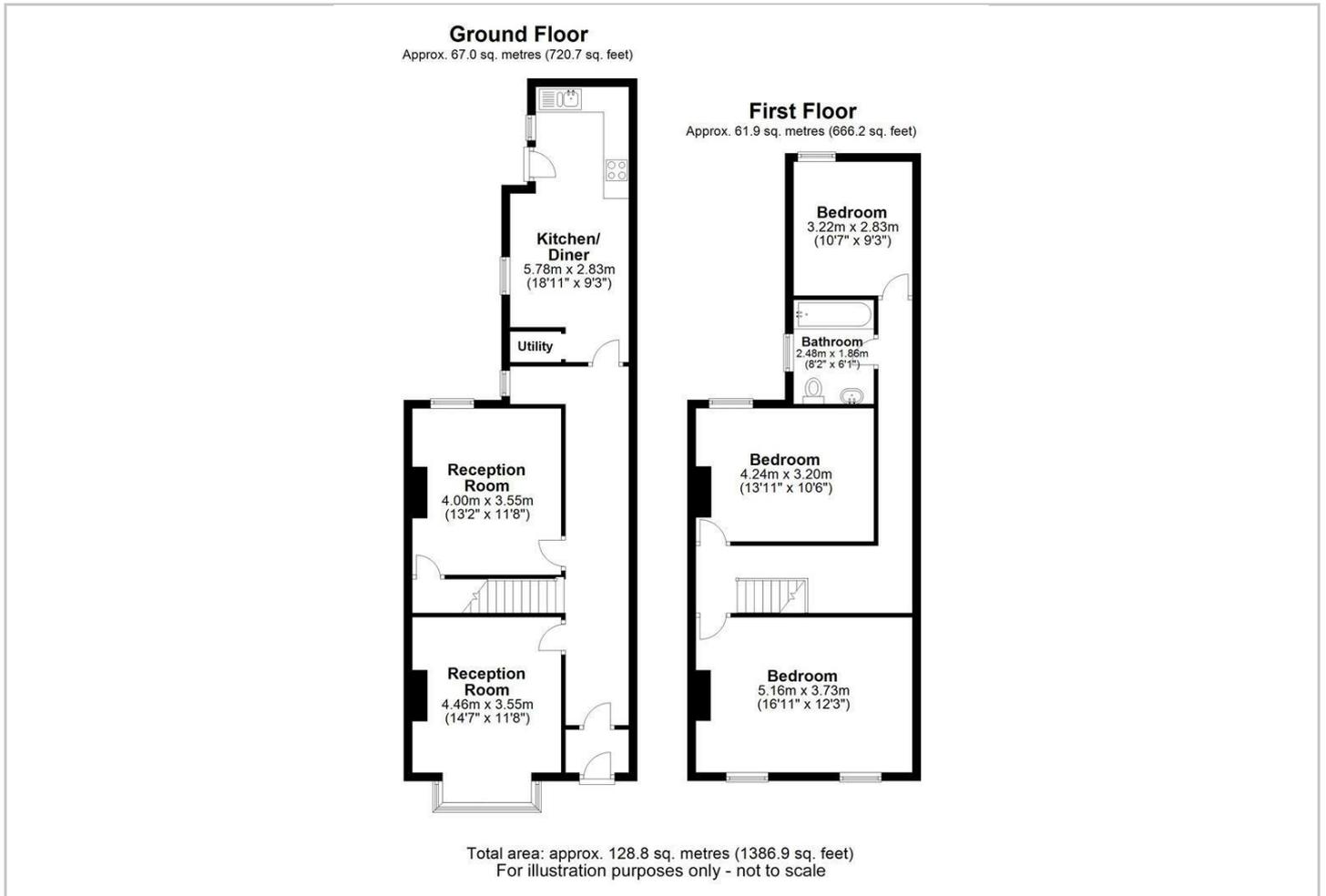
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 128, Addison Road Kings Heath, Birmingham, B14 7EP is band B and the annual Council Tax amount is approximately £1,620.70, subject to confirmation from your legal representative.





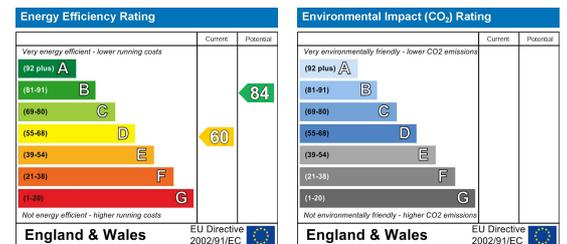
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.