Rice Chamberlains
ESTATE AGENTS LLP



Drayton Road

Kings Heath, Birmingham, B14 7LR

£399,000

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BEAUTIFULLY REFURBISHED LARGER STYLE VICTORIAN HOME IN PRIME KINGS HEATH LOCATION

This beautifully presented home on Drayton Road has been thoughtfully designed and tastefully refurbished throughout to a high standard, making it an ideal family home. Situated just a stone's throw from the ever-popular Kings Heath High Street and York Road, the property is ideally placed for a wide range of amenities, including supermarkets, independent cafés, pubs, restaurants, pharmacies, medical and dental practices. It is also well positioned for several local schools, with St Dunstan's Primary School and King Edward VI Camp Hill Grammar School within walking distance. Kings Heath Park, Highbury Park and an array of local community spaces are also nearby. Excellent transport links provide convenient access across Birmingham, including the 50 bus route and newly opened Kings Heath Railway Station, along with on street electric car charging available on Drayton Road.

The property is approached via a cobbled pathway leading to a solid hardwood front door, complemented by matching timber detailing to the front elevation. Inside, the home combines period character with high-quality contemporary finishes. Features include Minton tiled flooring to the entrance vestibule, parquet flooring throughout the ground floor, premium carpets to the upper floors, original Victorian fireplaces, cast-iron radiators and Crittall-style reeded glass doors. The front reception room benefits from an attractive bay window and original feature fireplace, while the second reception room offers a cast-iron fireplace and useful under-stairs storage. The kitchen is finished with solid oak herringbone flooring and features integrated SMEG and NEFF appliances, a double fridge freezer, washing machine and stylish breakfast bar. Energy efficiency rating is D. To truly appreciate this home, call our Moseley office on 0121 442 4040 today!







Approach
A cobbled pathway leads to the oak front entrance door, opening into:

Entrance Vestibule
2'11" x 4'0" (0.90m x 1.22m)
Featuring Minton tiled flooring, tall Victorian skirting boards, wide dado panelling, William Morris wall coverings, a decorative brass and glass globe ceiling light, and a glazed fanlight with gold-leaf door numbering. A further door opens into:

Hallway
Featuring herringbone flooring, tall Victorian skirting boards, wide dado and Lincrusta style wall panelling, three decorative ceiling lights and a black cast-iron radiator. A decorative plaster archway with corbels adds further period character, while Crittall-style reeded glass doors provide access to both reception rooms and the kitchen. Stairs rise to the first-floor accommodation.

Reception Room One
11'11" x 10'4" (3.64m x 3.15m)
Featuring herringbone flooring, decorative Victorian swan-neck plaster coving and an ornate ceiling rose, complemented by a smoked-glass chandelier and cast-iron radiator. The chimney breast houses a Victorian Coalbrookdale tiled cast-iron fireplace, while a double-glazed bay window with fitted white Venetian blinds overlooks the front aspect.

Reception Room Two
12'11" x 10'4" (3.94m x 3.17m)
Featuring herringbone flooring, dado panelling, an opal-glass chandelier, cast-iron radiator and Victorian cast-iron fireplace. A double-glazed window with fitted white Venetian blinds overlooks the rear aspect.

Kitchen
17'8" x 6'9" (5.4m x 2.08m)
A stylish fitted kitchen featuring solid oak parquet flooring, a smoked-glass chandelier and a range of Shaker-style wall and base units finished with solid
antique brass ribbed handles. Further features include integrated under-unit LED lighting, brick-style tiled splashbacks, a SMEG double-bowl sink with brass pull-out mixer tap and an illuminated breakfast bar with diamond-stitched upholstered seating. Integrated appliances include a SMEG Victoria oven and NEFF black-glass hob. A double-glazed door provides direct access to the rear garden.

Bathroom
6'3" x 6'7" (1.92m x 2.02m)
Finished with decorative Victorian-style floor tiles and white brick-effect wall tiling, the bathroom comprises a WC and reeded vanity unit with black basin and mixer
tap. The shower bath features British Racing Green panelling, black mixer taps, a separate black bar shower with shower-head attachment and riser rail, and a black
framed glass shower screen. Further features include a wall-mounted towel holder, vertical cast-iron radiator, two obscured double-glazed windows to the side aspect and a useful storage cupboard.

First Floor Accommodation
With stairs giving rise from the hallway, and providing access into:

Bedroom One - Master Bedroom

13'9" x 11'9" (4.2m x 3.6m)

Featuring thick-pile carpet, a double-glazed window with fitted white Venetian blinds, walk-in wardrobe with hanging rail, decorative reeded-glass light fitting and cast-iron fireplace. A Crittall-style reeded glass door with antique brass handles completes the room.

Bedroom Two

13'9" x 10'2" (4.2m x 3.1m)

Featuring thick-pile carpet, a double-glazed window with fitted white Venetian blinds, decorative reeded-glass light fitting, cast-iron fireplace and Crittall-style reeded glass door with antique brass handles leading into:

Bedroom Two En-Suite

3'11" x 3'11" (1.2m x 1.2m)

The adjoining en-suite comprises a WC, reeded vanity basin with mixer tap and terrazzo tiled flooring and walls.

Second Floor Accommodation

With stairs giving rise from the first floor landing, and providing access into:

Bedroom Three

8'2" x 12'9" x 7'6" (2.5m x 3.9m x 2.3m)

Positioned to the front of the property and featuring a double-glazed window with fitted white Venetian blinds, cast-iron fireplace and useful eaves storage.

Bedroom Four

10'9" x 7'10" (3.3m x 2.4m)

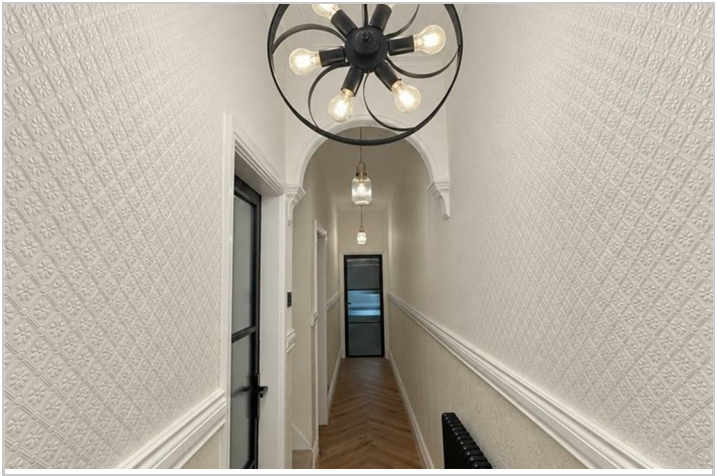
Featuring a large Velux window overlooking the rear aspect and access to additional eaves storage.

Rear Garden

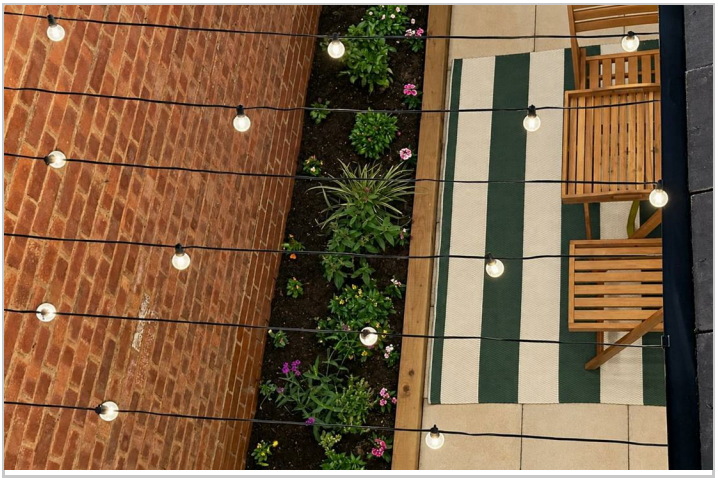
The landscaped rear garden begins with a paved patio providing space for outdoor seating and dining. A raised oak sleeper bed offers established planting and shrubbery, complemented by overhead LED bulb lighting. The garden continues onto an attractive golden York gravel area with lawn and additional seating, creating a practical and inviting outdoor space for entertaining and relaxation.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Drayton Road, Birmingham, B14 7LR is band B and the annual Council Tax amount is approximately £1,830.25 subject to confirmation from your legal representative.















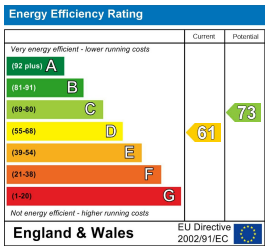
Floor Plan

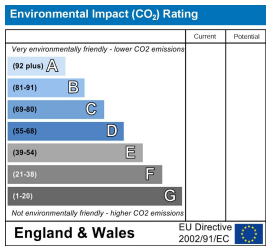


Viewing

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





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

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Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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