

**A TRADITIONAL 3 BEDROOM THREE STOREY WELL PRESENTED
HOME SYMPATHETICALLY IMPROVED WITH ORIGINAL FEEL**



**150, INSTITUTE ROAD
KINGS HEATH
BIRMINGHAM B14 7EU**

- Convenient and popular location close to Moseley golf course
- Two delightful reception rooms
- Modern good sized fitted kitchen
- Two first floor bedrooms one with en-suite shower room
- Further double bedroom, house bathroom and study area on the upper floor
- Private rear garden

Offers Around £325,000 - Freehold

A traditional three storey terraced home set at the far end of Institute Road, close to the Springfield Road island within easy reach of Kings Heath High Street and all local amenities with Moseley Golf Course across the road. This lovely family home has central heating and double glazing and well presented surprisingly spacious accommodation.

THE ACCOMMODATION COMPRISES

Set off the road behind a fore garden with brick retaining wall and path to the front door.

CANOPY PORCH with upvc front door to:-



FRONT DINING ROOM 12' 1" x 11' 5" with a period style cast iron fireplace with hearth, radiator, bay window to the front, ceiling cornices and picture rail, door opening to the stairs and door to the living room.

REAR LIVING ROOM 12' 4" x 12' 1" with period style cast iron fireplace with hearth, radiator, window to the rear, ceiling cornices and picture rail, door to the stairs and door to the kitchen.



FITTED KITCHEN 17' 11" x 6' 4" fitted with a range of units with wood fascias and light coloured work tops, range of base units and wall cupboards, inset sink with cupboards under, inset 4 ring hob, under oven, cooker hood over, tiled splashbacks, tiled floor, appliance spaces, double glazed windows to the side and rear overlooking the garden.

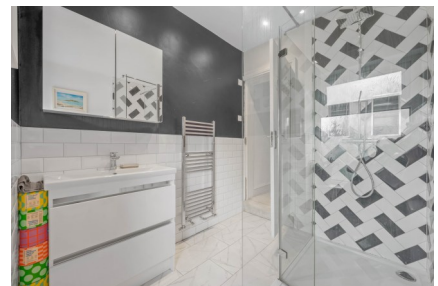


FIRST FLOOR

STAIRS TO LANDING with doors to the two bedrooms and stairs to the second floor.

BEDROOM 1 (rear) 12' 4" x 12' 1" a double main bedroom with double glazed window overlooking the rear garden. Door to the en suite.

EN SUITE SHOWER ROOM a luxury fitted shower room with wide shower enclosure, wash basin on a vanity unit and close coupled WC, chrome ladder style heater, tiled floor and walls, double glazed window

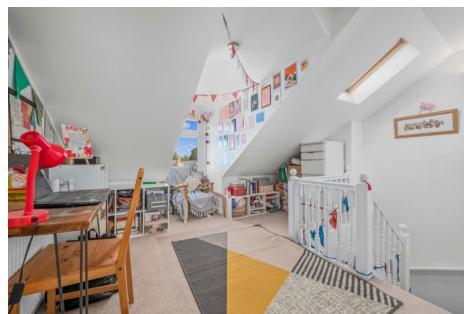


BEDROOM 2 12' 1" x 8' 6" with radiator and double glazed window to the front.



SECOND FLOOR

STUDY/ LANDING 12' 1" x 9' 9" providing an excellent work or storage area dormer window and 'Velux' doors off to Bedroom 3 and bathroom.



BEDROOM 3 12' 7" x 7' 7" with a double glazed window and radiator.

HOUSE BATHROOM with a white suite of panel bath, pedestal wash basin and WC, chrome ladder style heater, tiled floor and double glazed window.



OUTSIDE

ENCLOSED PRIVATE GARDEN with a paved patio area and surrounding borders, inset shrubs and bushes, fencing to the boundaries and garden shed to the rear.



Total area: approx. 102.1 sq. metres (1099.5 sq. feet)

GENERAL INFORMATION

TENURE	We are informed the property is Freehold
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating	‘D62’
COUNCIL TAX	Band ‘B’ (Birmingham)

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 a 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 photographs are NOT included unless specifically mentioned within the 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.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.