Rice Chamberlains
ESTATE AGENTS LLP



132 Addison Road

Kings Heath, Birmingham, B14 7EP

Offers Over £400,000

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SUPERB FIVE BEDROOM MID-TERRACE HOME IN A PRIME LOCTION! Lovely family home with five bedrooms ideally located on Addison Road, the property is just a stone's throw away from all of Kings Heath's local amenities, ranging from the vibrant High Street to the ever popular York Road, including lovely cafes, amazing restaurants and bars, shopping facilities and good local transport links into the City Centre along with the benefit of Kings Heath Train Station. The location also boasts strong catchment areas for local Primary and Secondary schools ranging from Kings Heath Primary, to Bishop Challenor College. The accommodation for this home briefly comprises; shallow frontage, porch, hallway with period features, two reception rooms, kitchen/diner, utility room, downstairs WC and access to the rear garden which is easily maintainable and complimented with a shed. To the first floor there are three bedrooms and a bathroom with stairs giving rise to the second floor. The second floor offers two further bedroom and a 'Jack and Jill' shower room. The property also benefits from double glazing, central heating and the Energy Efficiency Rating is E. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley Office.**





Approach
The property is approached via a shallow fore garden with chippings leading to a UPVC door with accompanying windows opening into:

Porch
With lino to flooring and single glazed wooden door opening into:

Hallway
With original style flooring, two ceiling light points, archway, two ceiling light points with decorative ceiling rose, decorative coving to ceiling, wooden panelling, central heating radiator and doors opening into:

Reception Room One
11'11" x 14'7" in to bay (3.65 x 4.45 in to bay)
With double glazed bay window to the front aspect, central heating radiator, decorative coving to ceiling, ceiling light point with decorative ceiling rose and feature fireplace with hearth and mantle piece.

Reception Room Two
12'0" x 12'11" min x 16'2" max to under stairs (3.67 x 3.94 min x 4.95 max to under stairs)
With decorative coving to ceiling, ceiling light point with decorative ceiling rose, double glazed windows to the rear garden and decking area and central heating radiator.

Kitchen
19'1" x 9'3" (5.83 x 2.82)
With wooden laminate to flooring, two double glazed windows to the side aspect, two ceiling light points, wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, space for washing machine, fridge freezer and dishwasher, wall mounted Potterton boiler and door opening into:

Utility
7'6" x 7'7" (2.31 x 2.32)
With wooden flooring, worksurface, spaced for washing machine, glazed window to the side aspect, space for further fridge freezer, ceiling light point and opening into:

Ground Floor WC
3'2" x 7'5" (0.97 x 2.27)
With tiling flooring, wall mounted sink with two taps over, low flush WC and opaque double glazed window to the side aspect.

First Floor Accommodation
With stairs giving rise to the first floor landing with two ceiling light points, stairs giving rise to the top floor landing, central heating radiator and doors opening into:

Bedroom One
15'5" x 12'3" (4.72 x 3.74)
With two double glazed windows to the front aspect, ceiling light point, central heating radiator and feature fireplace with tiled surround and hearth and mantle piece.

Bedroom Two
12'4" x 10'4" (3.78 x 3.16)
With double glazed window to the rear aspect, ceiling light point, central heating radiator and feature fireplace.

Bedroom Three
9'5" x 10'3" (2.88 x 3.14)
With double glazed window to the rear aspect, ceiling light point, loft access point, electric heated radiator and door opening into storage cupboard providing useful storage.

Batthroom
8'1" x 6'3" (2.48 x 1.91)
With lino to flooring, three piece bathroom suite comprising sink on pedestal with two taps over, bath with two taps over and shower attachment over, low flush WC, double glazed window to the side aspect, wooden panelling surround, tiling to splash backs, ceiling light point and central heating radiator.

Second Floor Accommodation
From the first floor landing stairs gives rise to the top floor landing with Velux window, ceiling light point and doors opening into

Bedroom Four (with restricted head height)
10'4" x 15'3" max (3.15 x 4.67 max)
With ceiling light point, Velux window, laminate to flooring and door opening into:

Jack and Jill Bathroom
7'2" x 5'8" min x 9'1" max (2.19 x 1.74 min x 2.79 max)
With low flush WC, sink on pedestal with two taps over, shower cubicle with wall mounted Mira shower over, tiling to splash backs, tiled flooring, wall mounted heater , ceiling light point, Velux window, extractor fan and further door opening into:

Bedroom Five
15'3" x 6'7" (bot restricted head height) (4.67 x 2.01 (bot restricted head height))
Also being accessed from the landing opens into bedroom five with ceiling light point and electric heater.

Garden
Being accessed from the patio doors in the rear reception room or utility room leads to a paved pathway to the rear garden with stone chipping and lawned area, stepping stones leading to rear shed, pond, decorative shrubs and trees to borders, seating area and fencing to side and a rear gate.







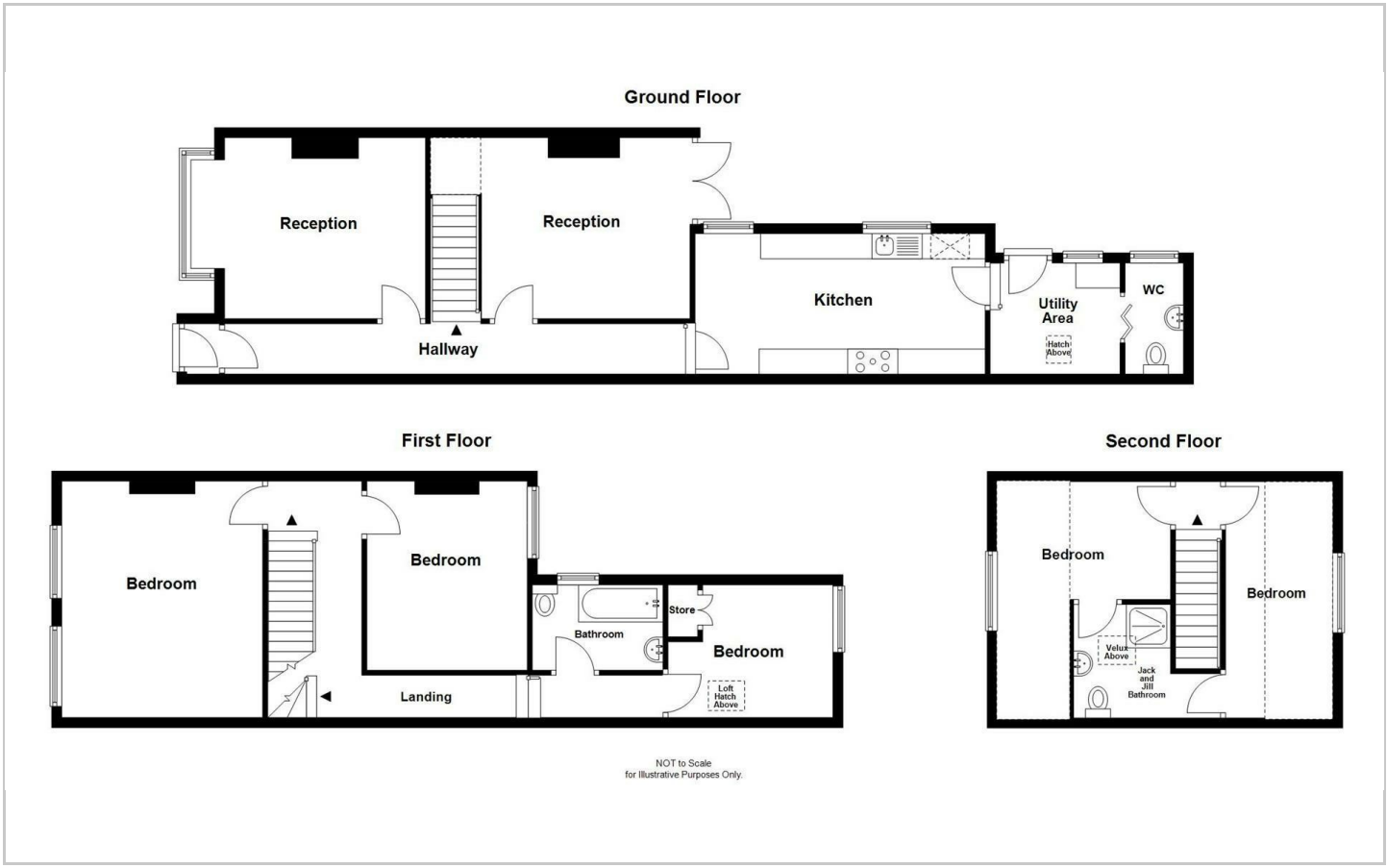








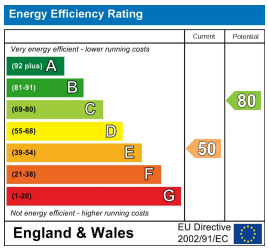
Floor Plan

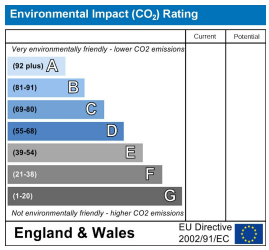


Viewing

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





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The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

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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