



213 Vicarage Road

Kings Heath, Birmingham, B14 7QQ

Offers In The Region Of £325,000



****LOVELY THREE BEDROOM END OF TERRACE HOME IN KINGS HEATH!!**** Lovely three bedroom home on Vicarage Road in the popular Kings Heath location, offering excellent access to nearby Kings Heath High Street with all of its associated amenities including coffee shops, cafes, restaurants, pubs and shopping facilities and good local transport links to the City Centre and local Train Stations. The property benefits from double glazing (where stated) and central heating and the accommodation briefly consists of; driveway, hallway, reception room, fitted kitchen/diner, conservatory with access to a well landscaped rear garden. To the first floor there are three bedrooms and bathroom. The property also benefits from a rear shed. Energy Efficiency Rating D. To fully appreciate the accommodation on offer please contact our Moseley office to arrange your viewing.



Approach

This three bedroom, end terrace property is approached via a block paved driveway with shrubs and trees to borders and sleepers surround and leads to wooden front entrance door with accompanying window to the side opening into:

Hallway

With coving to ceiling, ceiling spotlights, wood effect laminate flooring, central heated radiator, open staircase rising to the first floor accommodation with open under-stairs storage area providing useful storage space and open walk-way into:

Reception Room One

11'6" x 12'2" (3.52 x 3.73)

With a double glazed window looking out on to the front aspect, continued wood effect laminate flooring, ceiling spotlights, central heated radiator and a decorative fireplace with tiled hearth and mantle piece.

Kitchen/Diner

16'11" x 12'1" (5.18 x 3.70)

With a matching selection of wooden wall and base units, marble effect work surfaces, stainless steel sink and drainer with hot and cold mixer tap over, tiling to splash back areas and floor, space facility for fridge-freezer, space and plumbing facilities for washing machine and dish-washer, cooker and hob with extractor over, coving to ceiling, two ceiling light points, central heated radiator, dining area space, double glazed window looking out on to the rear

garden aspect and further double glazed patio doors opening into:

Conservatory

13'1" x 10'2" (3.99 x 3.11)

With a double glazed patio door leading out into the rear garden patio area, further interior door opening into a side shared access way, laminate flooring, ceiling light point, central heated radiator and double glazed window surround.

First Floor Landing

From hallway wooden stairs gives rise to the first floor landing with continued wood effect laminate flooring, ceiling light point, coving to ceiling, loft access point and doors opening into:

Bedroom One

12'2" x 9'4" (3.72 x 2.85)

With a double glazed window facing out on to the rear aspect, coving to ceiling, continued wood effect laminate flooring, ceiling light point and a central heated radiator.

Bedroom Two

11'4" x 9'4" (3.47 x 2.85)

With a double glazed window facing out on to the front aspect, coving to ceiling, continued wood effect laminate flooring, ceiling light point and a central heated radiator.

Bedroom Three

7'6" x 7'6" (2.31 x 2.29)

With a double glazed window to the front aspect,

continued wood effect laminate flooring, ceiling light point, coving to ceiling and a central heated radiator.

Bathroom

8'0" x 7'5" (2.46 x 2.28)

With a three piece white bathroom suite comprising of a low flush WC, wash hand basin on pedestal with hot and cold mixer tap over and corner Jacuzzi bath with hot and cold mixer tap over and rainfall shower attachment above, tiling to splash back areas, continued wood effect laminate flooring, wall mounted light point, ceiling light point, wall mounted central heated towel rail and an opaque double glazed window to the rear aspect.

Loft

Being boarded with a ceiling light point and providing useful storage space.

Rear Garden

With a paved patio area leading to stone chipping area and leads to the rear shed, lawn area to the side with decorative trees and shrubs to borders, rear patio area with space for seating and finished with panel fencing to borders.

Shed

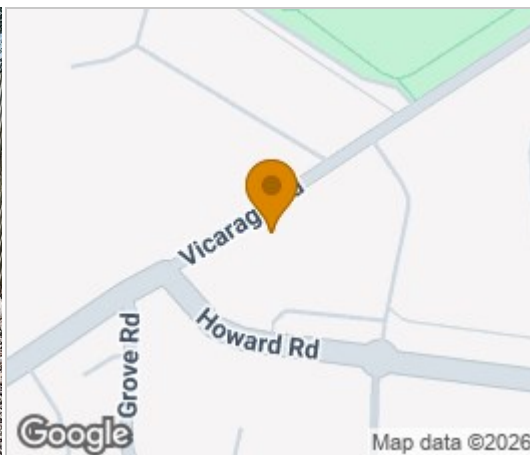
7'8" x 17'5" (2.36 x 5.33)

With a ceiling light point, electric power points, space for condenser tumble dryer, single glazed windows looking out on to the rear garden.

Council Tax Band

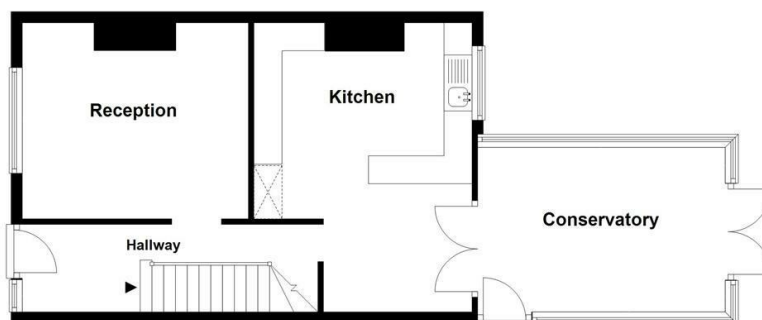
According to the Direct Gov website the Council Tax Band for 213 Vicarage Road, Kings Heath, Birmingham, B14 7QQ is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.



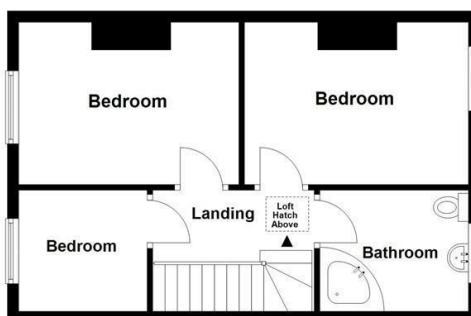


Floor Plan

Ground Floor



First Floor

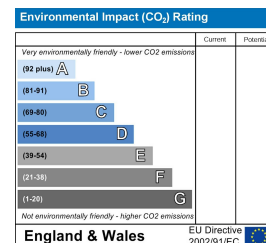
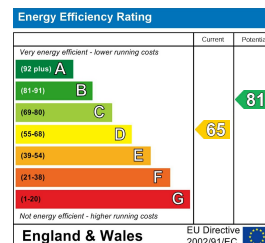


NOT to Scale
for Illustrative Purposes Only.

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.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk