



Kings Road, Kings Heath Birmingham B14 6TU

welcome to

Kings Road, Kings Heath Birmingham

Shipways are delighted to present this well presented and deceptively spacious two bedroom end-terrace, situated in the sought after area of Kings Heath. The home has traditional features and benefits with a loft room and off road parking with close proximity to an array of local amenities.

Agent Note

The Council Tax Band is B.

Reception Room

12' 4" excluding bay x 12' 1" into recess (3.76m excluding bay x 3.68m into recess)
Double glazed bay window to front and obscure double glazed door to front. Central heating radiator.

Second Reception Room

11' plus door recess x 12' (3.35m plus door recess x 3.66m)
Double glazed door to rear. Central heating radiator, fireplace and access to storage.

Kitchen

11' 10" max x 6' 6" (3.61m max x 1.98m)
Double glazed window to side. A range of wall and base units with sink and drainer. Space for free standing appliances (cooker & dishwasher). Central heating radiator and access to boiler.

Utility

7' 7" x 6' 9" plus door recess (2.31m x 2.06m plus door recess)
Double glazed window to rear, obscure double glazed window to side and double glazed door to side. A range of wall and base units with space for free standing appliances (washing machine, tumble drier & fridge-freezer). Central heating radiator.

Landing

Central heating radiator. Stairs rising to second floor.

Bedroom One

12' 1" into recess x 9' 2" (3.68m into recess x 2.79m)
Double glazed window to front. Central heating

radiator and access to storage.

Bedroom Two

11' 2" x 9' 3" into recess (3.40m x 2.82m into recess)
Double glazed window to rear. Central heating radiator.

Bathroom

Obscure double glazed window to rear. Low level toilet, hand wash basin with vanity unit, bath and walk in shower. Heated towel rail, tiling to splash prone areas and access to loft.

Loft Room

21' 10" into eaves x 11' 11" max (6.65m into eaves x 3.63m max)
Double glazed window to rear. Central heating radiator, access to storage and reduced ceiling height.

Rear Garden

Patio area with laid lawn. Space for shed.

Parking

Off road parking.





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Kings Road, Kings Heath Birmingham

- TWO BEDROOM END-TERRACE
- TWO RECEPTION ROOMS
- KITCHEN
- SEPARATE UTILITY AREA
- BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£270,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SLY111275 - 0006

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