



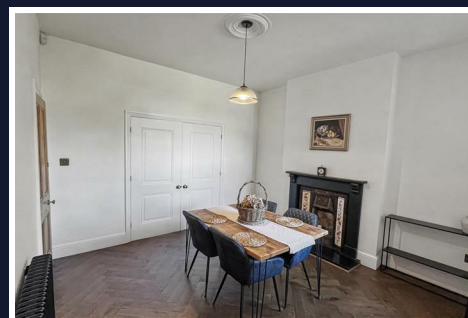
43 Addison Road

Kings Heath, Birmingham, B14 7EN

Offers Over £375,000



BEAUTIFUL MID-TERRACE THREE BEDROOM HOME IN PRIME LOCATION! Lovely three-bedroom mid-terrace home in this popular location on Addison Road, with close proximity to Kings Heath High Street that offers an abundance of amenities, including cafés, restaurants, bars, shops, local parks and schools and excellent transport links into the City Centre and surrounding suburbs with the addition of the new Kings Heath train station. The accommodation comprises; a shallow fore garden with the compliment of shrubbery for added privacy, entrance hallway with original flooring, two reception rooms, that can be opened up for a through-lounge, re-fitted kitchen, downstairs WC and access to a lovely rear garden with out-building. To the first floor there are two bedrooms and a re-fitted bathroom with stairs leading to the top floor providing a further bedroom. Energy Efficiency Rating D. The property also benefits from central heating and double glazing (where stated). This home is the perfect mix of period characteristics meet a modern style. To arrange your viewing and fully appreciate this home please contact our Moseley Office today!



Approach

The property is approached via a decorative pathway with stone chipping to frontage with laurels leading to a wooden front entry door opening into:

Inner Vestibule

With Minton flooring, coving to ceiling and single glazed door opening into:

Hallway

With continued Minton flooring, central heating radiator, stairs giving rise to the first floor accommodation, ceiling light point with decorative ceiling rose, partly coving to ceiling, decorative archway and doors opening into;

Front Reception Room

With double glazed bay window to the front aspect with in-built shutters, two central heating radiators, ceiling light point with decorative ceiling rose, decorative coving to ceiling, wall mounted light points, log burner fire with tiled hearth, wooden effect parquet flooring and double doors opening into:

Rear Reception Room

Also being accessed from the hallway. With continued flooring, fireplace, two central heating radiators, decorative ceiling rose, double glazed window to the rear aspect, ceiling light point, door opening into under stairs storage cupboard providing useful storage and open walkway into:

Kitchen

With wall and base units with integrated "Beko" fridge freezer, 'Indesit' dishwasher, space for cooker with extractor over, two ceiling light points, double

glazed window to the side aspect, wooden door giving access to the rear garden and door opening into:

Ground Floor WC

With continued wooden flooring, low flush WC, wall mounted wash hand basin, central heating radiator, opaque single glazed window to the side aspect, wall mounted extractor, two wall mounted light points, space for washing machine, and panelling surround.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with central heating radiator, ceiling light point, stairs giving rise to the top floor, under stairs storage cupboard, door opening into storage cupboard providing useful storage and housing the combination boiler, double glazed window to the side aspect and further doors opening into:

Bathroom

With tiling to flooring, walk-in shower cubicle with boiler powered shower over and rainfall shower attachment, low flush WC, bath with mixer tap and shower over, wash hand basin in vanity unit with mixer tap over, tiling to splash backs, central heating radiator, wall light points and ceiling spotlights, double glazed window to the rear aspect and wall mounted extractor fan.

Bedroom One

With two double glazed windows to the front aspect with in-built shutters, picture rail, central heating radiator and ceiling light point.

Bedroom Two

With double glazed window to the rear aspect,

picture rail, central heating radiator and ceiling light point.

Top Floor Accommodation

From the first floor stairs gives rise to the top floor with Velux window and door opening into:

Bedroom Three

With exposed wooden floorboards, Velux window to the rear aspect, double glazed window to the front aspect, two central heating radiators, door opening into eaves storage providing useful storage, and traditional fireplace.

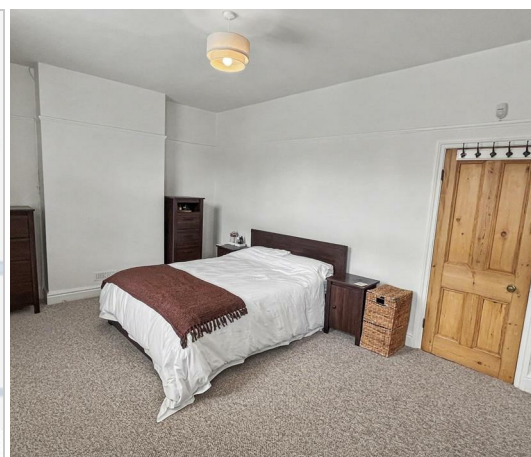
Rear Garden

With a paved patio area, side access point, outhouse providing useful storage, then a lawn turfed area with fencing surround, mature trees and patio area with stone chippings.

Council Tax Band

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





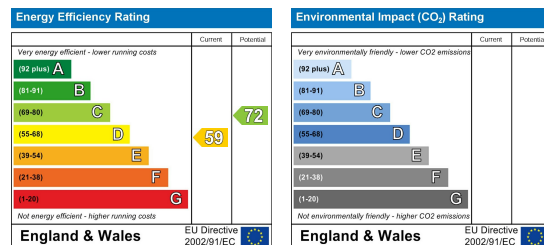
Floor Plan



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.

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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