



162 Addison Road

Kings Heath, Birmingham, B14 7ER

Offers Over £380,000



3



1



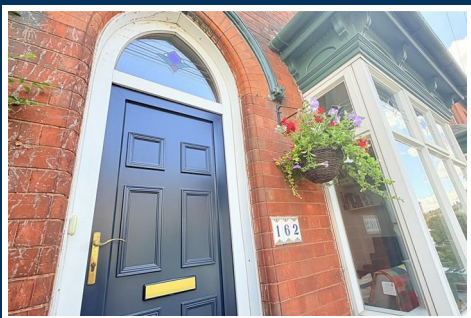
2



D



****BEAUTIFUL MID-TERRACE HOME, BURSTING WITH CHARACTER **** Based on the popular location of 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 the upcoming Kings Heath Train Station. The location also boasts strong catchment areas for local Primary and Secondary schools ranging from Kings Heath Primary, to King Edward VI Camp Hill. The accommodation for this home briefly comprises: shallow frontage, hallway with original flooring, and ornate period features throughout. The property benefits from two reception rooms with a spacious open plan kitchen diner, with further utility space allowing access to the side and access to the mature rear garden and has an abundance of greenery. To the first floor there are two superlative bedrooms and a bathroom with further stairs to the second floor where we have a bright and airy loft room/third bedroom with Velux and dormer windows and ample space. The property also benefits from double glazing, central heating and the Energy Efficiency Rating is TBD. 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 wrought iron gate and quarry pathway and stones to the side leading to a double glazed UPVC door with decorative arched window above opening into:

Inner Vestibule

With original tiled flooring, cornice to ceiling, housing for fuse box, electric and gas meters and decorative wooden door with glazed insets opening into:

Hallway

With continued original tiling to flooring, two ceiling light points, cornice to ceiling, gas central heating radiator, decorative archway and doors opening into:

Reception Room One

14'3" x 10'5" (4.36 x 3.19)

With original wooden floor covering, feature log burning fire on quarry tiled hearth and brick surround, ceiling light point with decorative ceiling rose, cornice to ceiling, built-in shelves to alcoves, double glazed bay window to the front aspect and central heating radiator.

Living/Kitchen Area

26'2" x 8'5" x 13'9" (8.0 x 2.57 x 4.20)

Living Area

11'5" x 13'9" (3.48 x 4.20)

With wooden glazed door giving access into the living room, original wooden floor covering, cornice to ceiling, ceiling light point with decorative ceiling rose, wall mounted feature radiator, double glazed UPVC French doors to the rear aspect, exposed original fireplace, shelving and storage space and step leading down into:

Kitchen Area

15'1" x 8'4" (4.60 x 2.56)

With stone tiled effect flooring, two ceiling light points,

plinth heater, wall and base units with solid bamboo work surfaces incorporating a five ring burner hob with extractor over, integrated double electric oven, space for dishwasher, tiling to splash backs, double glazed UPVC windows to the side aspect and steps leads down into utility area.

Utility

6'9" x 8'9" (2.07 x 2.68)

With space facility for washing machine, dryer and an under counter freezer, stone effect work surfaces, built-in storage units, space for a large fridge freezer, double glazed UPVC window to the side aspect, double glazed UPVC door giving access to the rear aspect, ceiling light point and stone effect tile floor covering.

First Floor Accommodation

With stairs giving rise to the floor landing, storage cupboard with bi-folding doors, stairs giving rise to the top floor, two ceiling light points and doors opening into:

Bathroom

8'4" x 14'11" (2.56 x 4.55)

With ceiling light point, wooden floor covering, cupboard housing the Worcester Bosch combi boiler, wall mounted towel radiator, double glazed UPVC window to the rear aspect, panel bath with hot and cold taps, low flush WC, wall mounted sink with storage below, shower cubicle with mains powered shower over and, tiling to walls.

Main Bedroom

11'11" x 15'8" (3.65 x 4.78)

With refurbished wooden floor covering, in-built storage to alcoves, two double glazed UPVC acoustic windows to the front aspect, central heating radiator and ceiling light point with decorative ceiling rose.

Bedroom Two

9'2" x 13'0" (2.80 x 3.97)

With double glazed UPVC windows to the rear aspect, central heating radiator and ceiling light point.

Top Floor Accommodation

From the first floor stairs gives rise to the top floor landing with ceiling light point and wooden door opening into:

Bedroom Three

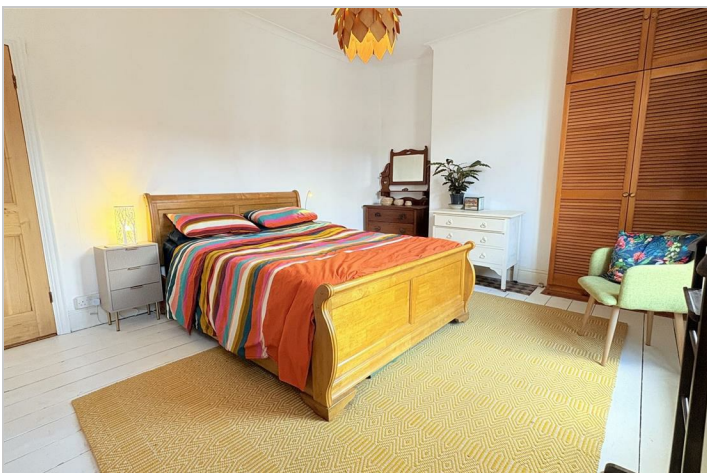
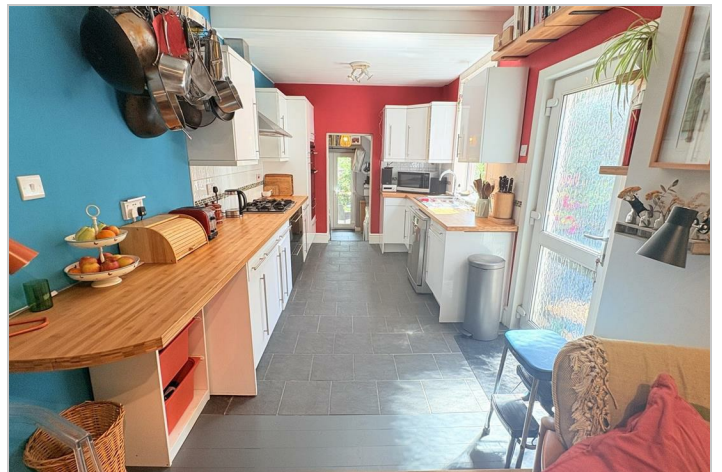
11'3" x 14'10" x 4'8" x 6'7" (3.45 x 4.53 x 1.44 x 2.01)

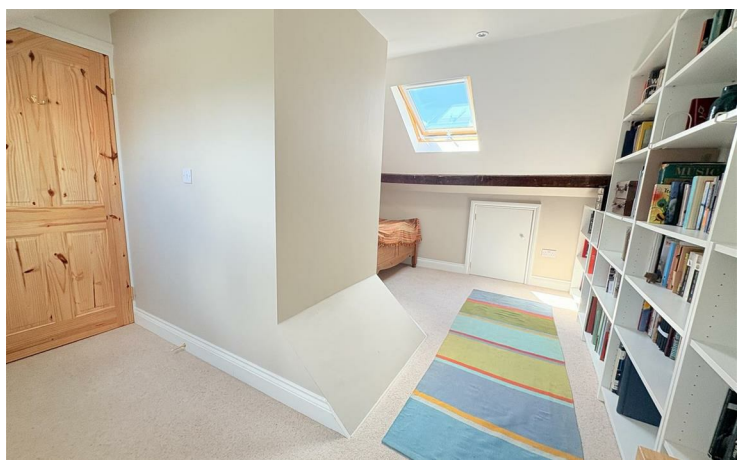
With ceiling spotlights, eaves storage, double glazed UPVC dormer window to the rear aspect, Velux style window to the front aspect, exposed beam and central heating radiator.

1.43 x 3.45 x 1.86 x 4.26 x .2.01 x 4.55

Rear Garden

With two patio areas with seating, mature shrubs, plants and vegetables, rear shed and fence shared access to the side.





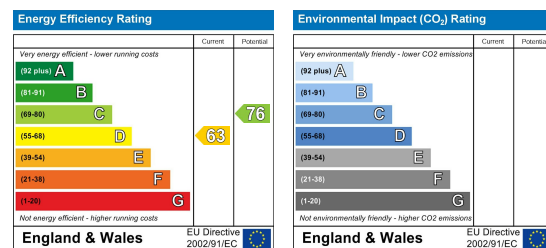
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.