



## 50 Addison Road

Kings Heath, Birmingham, B14 7EW

Offers In The Region Of £300,000



**\*\*SUPERB THREE BEDROOM MID-TERRACE HOME IN A PRIME LOCATION WITH NO UPWARD CHAIN!\*\*** We are pleased to present this unique family home which offers a great blank canvas for buyers to make their own! 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 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 Bishop Challoner College. The accommodation for this home briefly comprises; shallow frontage, hallway with ornate period features, two welcoming reception rooms, downstairs shower room, a spacious kitchen/diner which allows access to the side and access to the rear garden which is easily maintainable and complimented with an outbuilding. 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 windows and ample space. The property also benefits from double glazing, central heating and the Energy Efficiency Rating is D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley Office



### Approach

The property is approached via a front fore garden leading to a UPVC door opening into:

### Hallway

With two ceiling light points, central heating radiator, decorative arched with decorative corbels, stairs giving rise to the first floor landing, under stairs storage with ceiling light point, and door opening into:

### Reception Room One

9'5" x 14'5" (2.89 x 4.41)

With double glazed bay window to the front aspect, central heating radiator and ceiling light point.

### Reception Room Two

12'10" x 12'2" (3.92 x 3.71)

With laminate flooring, ceiling light point, double glazed window to the rear aspect and central heating radiator.

### Ground Floor Shower Room

With tiled flooring, shower cubicle with shower over, high flush WC, wall mounted towel radiator, wall mounted sink with hot and cold taps, tiled walls, double glazed opaque window to the side aspect and ceiling light point.

### Kitchen/Diner

7'1" x 18'6" (2.18 x 5.65)

From hallway steps leads down into kitchen with tiled flooring, two ceiling light points, wall and base units with marble effect work surfaces over incorporating sink and drainer with hot and cold mixer tap, space for cooker with extractor fan over, space for under counter fridge and freezer, double glazed window to

the side aspect, single glazed French doors giving access into the lean-to and double glazed patio door giving views and access to the rear garden,.

### Lean-To

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with two ceiling light points, central heating radiator, stairs to bedroom three and doors opening into:

### Bedroom One

12'4" x 12'9" (3.78 x 3.89)

With double glazed window to the front aspect, ceiling light point, laminate effect flooring and central heating radiator.

### Bedroom Two

12'1" x 9'10" (3.7 x 3)

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

### Bathroom

11'4" x 7'0" (3.46 x 2.14)

From hallway step leads down into the bathroom with vinyl to floor, corner bath with shower over, wall mounted Baxi boiler, high flush WC, free standing sink, double glazed opaque window to the rear aspect, tiled walls, ceiling light point and wall mounted towel radiator.

### Bedroom Three/Loft room

14'6" to eaves x 12'11" x 5'4" (4.43 to eaves x 3.94 x 1.64)

From the first floor landing stairs gives rise to the top floor bedroom with central heating radiator, ceiling light point, wall mounted light point and double glazed two skylight velux window.

3.17 x 3.94 into eaves

2.05 x 3.94 into eaves

### Rear Garden

South facing garden with a patio area with step leading down into the garden with a timber constructed outbuilding/workshop with electrics.

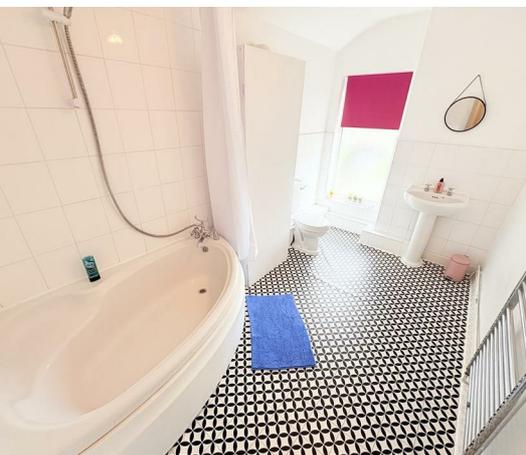
### Rear Garden Workshop/ Studio

Outbuilding which can be used as useful storage or as a workshop / studio. The measurements are: 5.0mx3.5m

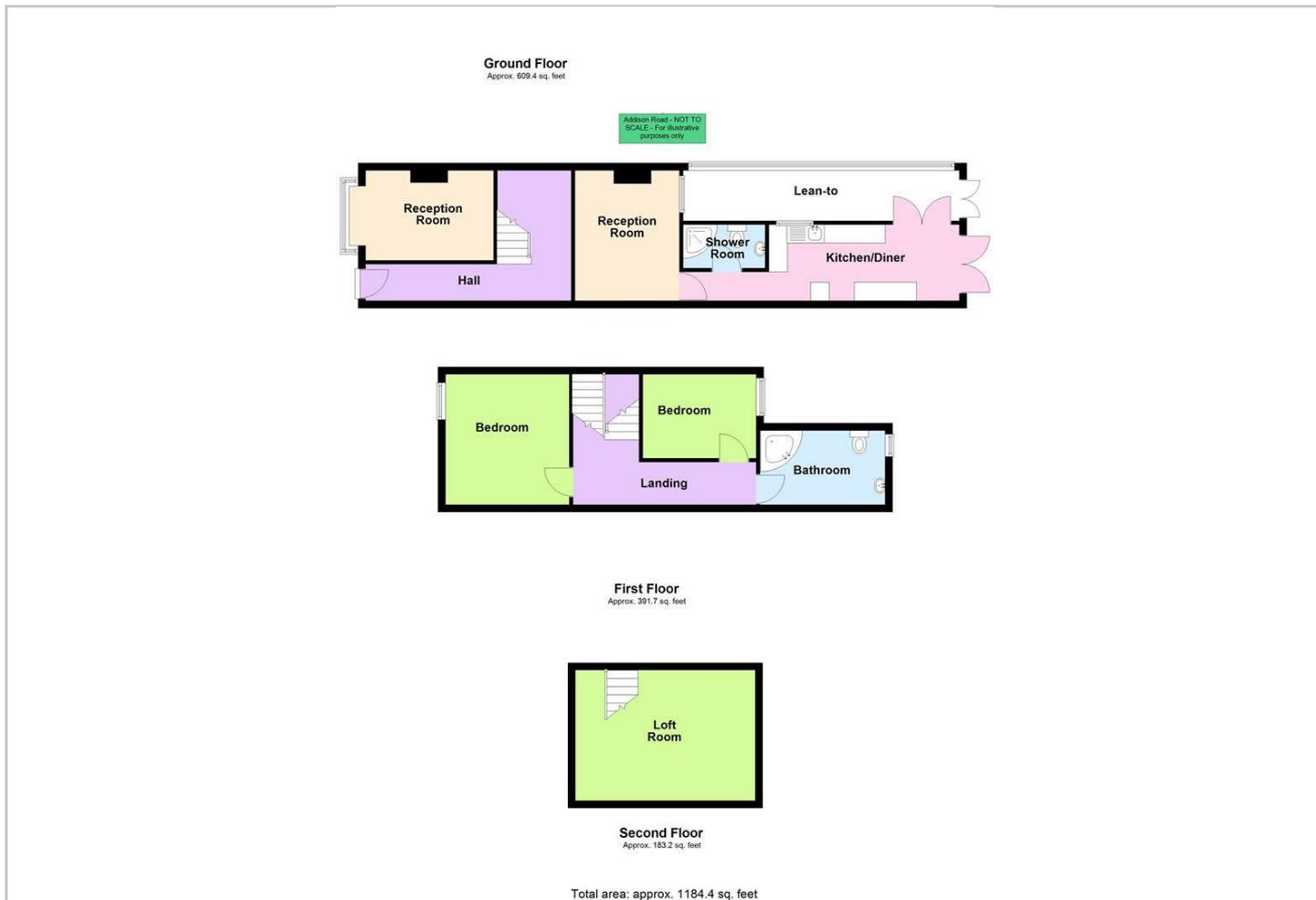
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 50, Addison Road Kings Heath, Birmingham, B14 7EW is band B and the annual Council Tax amount is approximately £1,620.70, subject to confirmation from your legal representative.





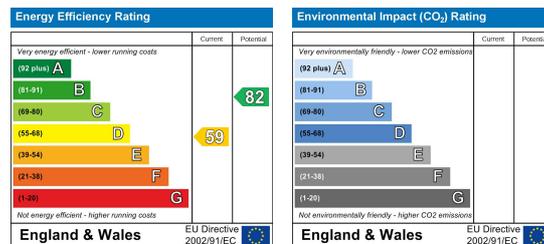
## Floor Plan



## 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



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.