



## 74 Doversley Road

Kings Heath, Birmingham, B14 6NW

Offers Over £210,000



Lovely two bedroom end terrace home located in this prime area of Kings Heath on Doversley Road, with close links to Kings Heath High Street with all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Kings Heath Train Station with added benefit of local parks nearby and good schooling. The property offers the following accommodation: front driveway, porch, hallway, living room, downstairs bathroom, kitchen/diner with access to a lovely rear garden. To the first floor there are two bedrooms. The property also offers central heating and double glazing (where specified and the benefit of a rear garage. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this accommodation on offer please call our Moseley sales team.



### Approach

The property is approached via a stoned chipped driveway providing parking for two vehicles and pathway leading to door opening into:

### Porch

With double glazed patio doors with accompanying windows to the side aspects, tiling to flooring, ceiling light point and wooden door with opaque window opening into:

### Hallway

With exposed wooden floorboards, stairs giving rise to the first floor landing, under stairs built-in storage, ceiling light point and doors opening into:

### Reception Room One

9'10" x 14'0" into bay (3.02 x 4.27 into bay)

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

### Downstairs Bathroom

9'9" x 5'9" (2.99 x 1.77)

With a three piece bathroom suite comprising low flush WC, sink on pedestal with hot and cold mixer tap, panel bath with hot and cold mixer tap and rainfall shower over, double glazed opaque window to the side aspect, wall mounted extractor fan, ceiling light point, tiling to flooring, tiling surround,

central heated towel rail, space for washing machine and further storage.

### Kitchen/Diner

12'8" x 16'4" (3.87 x 4.99)

With exposed wooden floorboards, ceiling light point, central heating radiator and patio door giving views and access to the rear garden. Kitchen with a selection of wall and base units with wooden effect work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap, lino to flooring, tiling to splash backs, built-in cooker and hob with extractor over, double glazed window overlooking the rear garden., wall mounted built-in Baxi boiler, built-in dishwasher and space for fridge freezer.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point and doors opening into:

### Bedroom One

10'9" x 10'4" (3.29 x 3.15)

With ceiling light point, central heating radiator, double glazed window to the side aspect and eaves storage space

## Bedroom Two

10'11" x 9'10" (3.35 x 3.02)

With ceiling light point, central heating radiator, double glazed window to the rear aspect and built-in wardrobe providing useful storage.

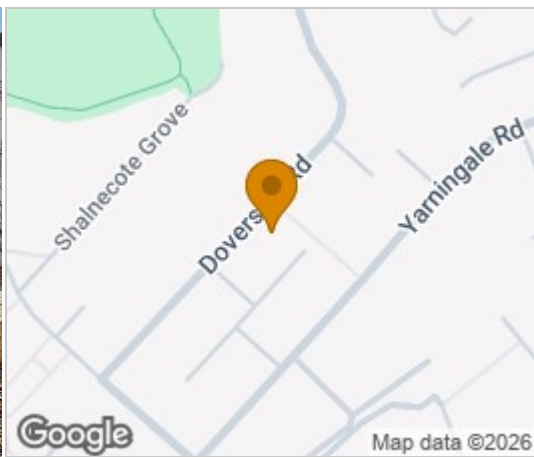
## Rear Garden

A patio area with a further decked area with pathway leading to the rear garden with lawned area to side with decorative trees and shrubs to borders, rear brick built shed and finished with panel fencing to borders and rear access to service road.

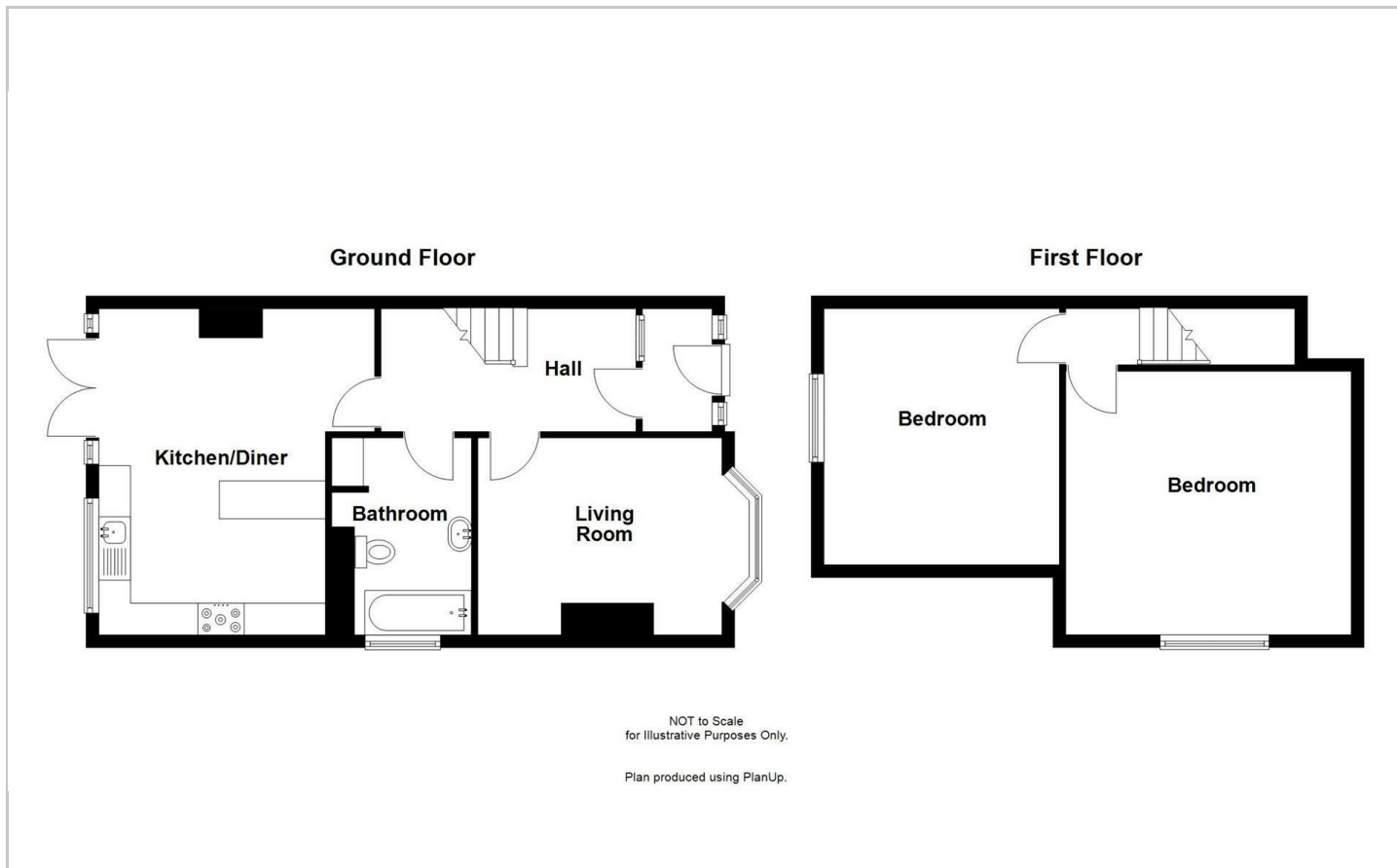
## Council Tax Band

According to the Direct Gov website the Council Tax Band for 74 Doversley Road, Kings Heath, Birmingham, B14 6NW is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.





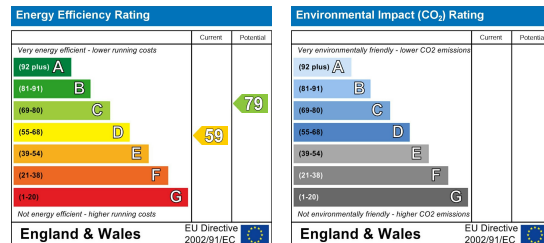
## Floor Plan



## 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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