



16 Doversley Road

Kings Heath, Birmingham, B14 6NW

Offers Over £240,000



Lovely two bedroom semi-detached family home is located in this prime area of Kings Heath, 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 fore garden, porch, hallway, living room, kitchen/diner, side utility area with access to a lovely rear garden. To the first floor there are two bedrooms and a family bathroom. The property also offers central heating and double glazing (where specified). Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate this accommodation on offer please call our Moseley sales team.



Approach

The property is approached via a steps leading to lawn turfed area over tiers leading to pathway with stone chopping leading to a UPVC front entry door opening into:

Porch

With tiled flooring, double glazed windows surround, wall mounted light point and further UPVC double glazed front entry door opening into:

Hallway

With wooden laminate to flooring, stairs giving rise to the first floor accommodation, double glazed opaque window to the side aspect, door opening into storage cupboard, central heating radiator, useful under stairs storage space and door opening into:

Living Room

11'4" x 12'10" (3.46 x 3.92)

With wood effect flooring, central heating radiator, double glazed window to the front aspect, ceiling light point and feature fireplace with tiled hearth.

Kitchen

9'4" max x 8'0" min x 17'6" (2.85 max x 2.45 min x 5.34)

With a selection of cream wall and base units with wooden effect work surfaces incorporating one and a half bowl sink and drainer with mixer tap over, integrated 'Samsung' cooker, hob with 'Neff'

extractor over, space for fridge freezer, continued wooden effect to flooring, central heating radiator, ceiling light point, two double glazed window to the rear aspect, ceiling spotlights, tiling to splash backs and door opening into:

Side Utility

4'1" x 17'1" (1.27 x 5.22)

With base units with work surface over, tiling to splash backs, tiled surround, tiled flooring, space for washer/dryer, ceiling light point, double glazed patio door giving access to the front aspect and further double glazed door giving access to the rear garden.,

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, door opening into airing cupboard providing useful storage and further doors opening into:

Bedroom One

12'5" x 9'7" (3.79 x 2.94)

With double glazed window to the front aspect, exposed wooden floorboards, central heating radiator, ceiling spotlights, ceiling light point, wall mounted light point, door opening into over stairs wardrobe and doors opening into wardrobes providing useful storage.

Bedroom Two

10'10" x 7'6" x 11'7" max (3.32 x 2.29 x 3.55 max)

With door opening into useful storage cupboard providing useful storage, double glazed window to the rear aspect, central heating radiator and ceiling light point.

Bathroom

5'9" x 7'4" (1.76 x 2.25)

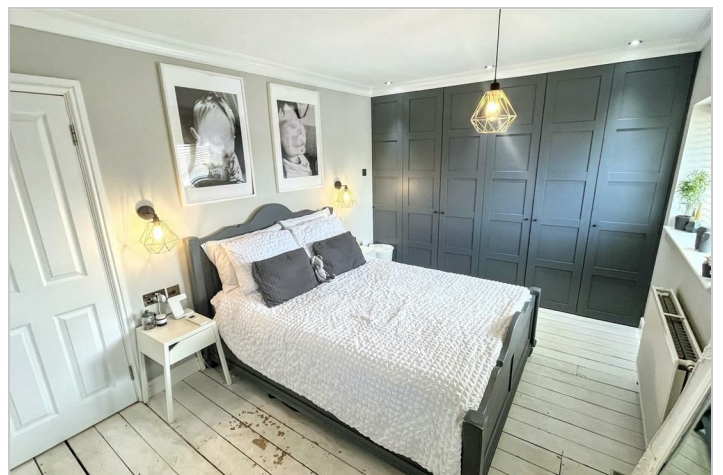
With double glazed opaque windows to the rear and side aspect, bath with mixer tap over, sink in vanity unit with mixer tap over, walk-in shower cubicle with shower over and rainfall attachment, low flush WC, tiling to flooring, tiling to splash backs, central heating radiator, ceiling spotlights, ceiling extractor fan and wall mounted central heated towel rail.

Rear Garden

With a paved patio area with steps leading to pathway with children's play area to the side with bark chippings, leading to a lawn turfed garden with a further seating area leading to the rear of the garden and being finished with mature planting and fencing to borders.

Council Tax Band

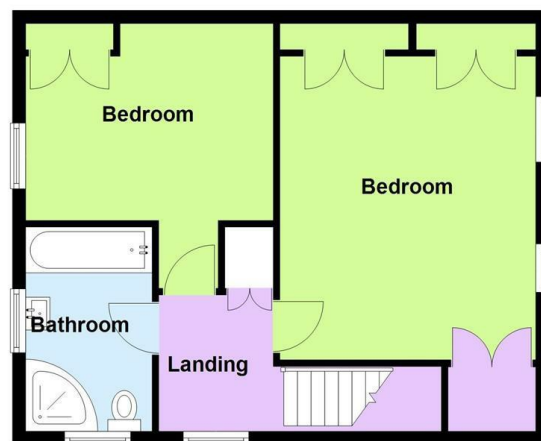
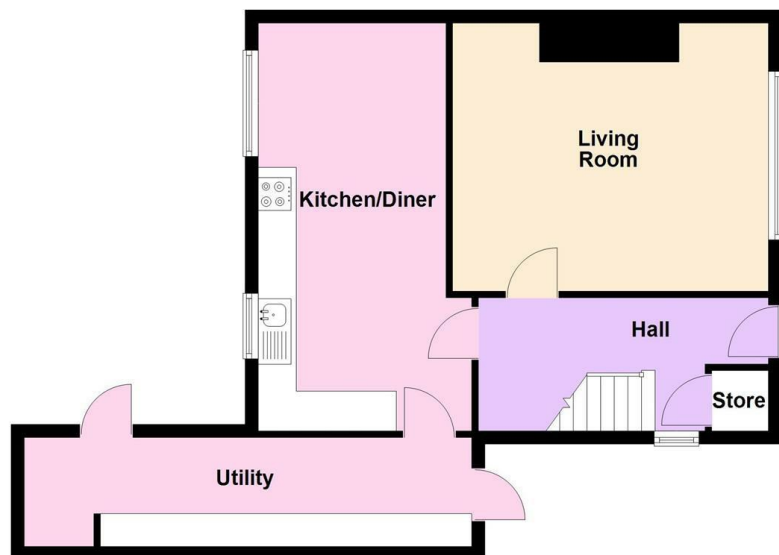
According to the Direct Gov website the Council Tax Band for 16 Doversley Road, Kings Heath, Birmingham, B14 6NW is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





Floor Plan

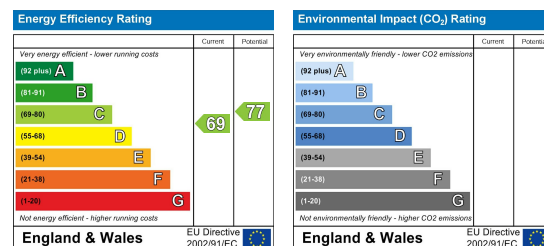
Doversley Road - NOT TO SCALE - For illustrative purposes only



Viewing

Please contact our Rice Chamberlains 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.