



33 Middleton Road

Kings Heath, Birmingham, B14 7HX

Offers Over £360,000



AN AMAZING THREE BEDROOM TERRACED HOME IN PREMIUM KINGS HEATH LOCATION

This charming home is ideally situated just off the Alcester Road, being just a stone throws away from Kings Heath high street with all of its useful amenities such as grocers, coffee shops, restaurants, pubs, pharmacies and green spaces. The property is also within good school catchment areas and has beneficial community hubs with the addition of great transport routes via buses and the new Train Station due to open soon! The property itself is located on a quiet road, with front reception room, diner, modern kitchen, ground floor bathroom, basement room, two bedrooms on the first floor, with one benefitting an en-suite, following a further room on the top floor with an adjacent study/walk-in wardrobe. The spacious garden has patio area, well maintained lawn and shrubbery. The Energy efficiency for this property is TBD. To truly appreciate this amazing home, call our Moseley Office today!



Approach

The property is approached via a shallow fore garden leading a front entry door opening into:

Reception Room One

13'8" x 11'7" (4.18 x 3.55)

With original wooden flooring, ceiling light point with decorative ceiling rose, central heating radiator, double glazed sash bay window to the front aspect, cornice to ceiling, decorative archway to chimney breast and door opening into:

Inner Hallway

With door opening into:

Reception Room Two

13'3" x 12'4" (4.05 x 3.77)

With wooden flooring, central heating radiator, wall and ceiling light points, patio doors giving access to the rear garden, door opening into cellar and open walkway into:

Kitchen

14'10" x 6'9" (4.54 x 2.07)

With a selection of wall and base units with wooden work surfaces, space for washing machine, dishwasher, cooker and hob with extractor over, Belfast sink with mixer tap over, space for fridge freezer, central heating radiator, tiling to flooring, Velux windows, spotlights, wall mounted 'Baxi' boiler, two windows to the side aspect and doorway opening into:

Lobby Area

With tiled flooring, wooden door giving access to the rear garden, ceiling spotlight, central heating radiator and door opening into:

Ground Floor Bathroom

6'9" x 6'7" (2.08 x 2.02)

With tiled flooring, tiling to walls, bath with mixer tap and shower over, wall mounted sink with mixer tap over, low flush WC, window to the side aspect, Velux window, ceiling light point, towel rail and central heating radiator.

Cellar

13'1" x 10'11" (3.99 x 3.35)

With steps leading down to the cellar with laminate wood effect flooring, wall mounted light point, ceiling light point, gas meter, decorative archway to chimney breast and central heating radiator.

First Floor Accommodation

With stairs giving rise to the first floor landing with ceiling light point, stairs giving rise to the top floor and doors opening into:

Bedroom One

12'4" x 10'5" x 14'9" (3.78 x 3.19 x 4.51)

With ceiling light point, wall mounted column central heating radiator, double glazed window to the rear aspect and door opening into:

En-Suite

3'2" x 6'10" (0.99 x 2.09)

With tiled flooring, low flush WC, shower cubicle with Mira shower over, wash hand basin, ceiling light point, extractor fan, tiling to wall, double glazed opaque window to the rear aspect and wall mounted towel radiator.

Bedroom Two

15'3" max x 11'8" (4.66 max x 3.56)

With door and step into bedroom two with ceiling

light point, central heating column radiator, decorative archway to chimney breast, over stairs storage cupboard and double glazed sash window to the front aspect.

Top Floor Accommodation

14'6" x 11'4" x 14'4" (4.43 x 3.46 x 4.37)

From the first floor landing stairs gives rise to the top floor accommodation with door opening into room with original wooden floorboards, ceiling light point, loft space, built-in wardrobes, dormer window to the front aspect, Velux windows to the front aspect, ceiling light point, central heating radiator and door and step leading into loft area.

Loft Area

7'2" x 15'2" (2.19 x 4.64)

With electric radiator, double glazed wooden framed window to the rear aspect, wall mounted light point and eaves storage.

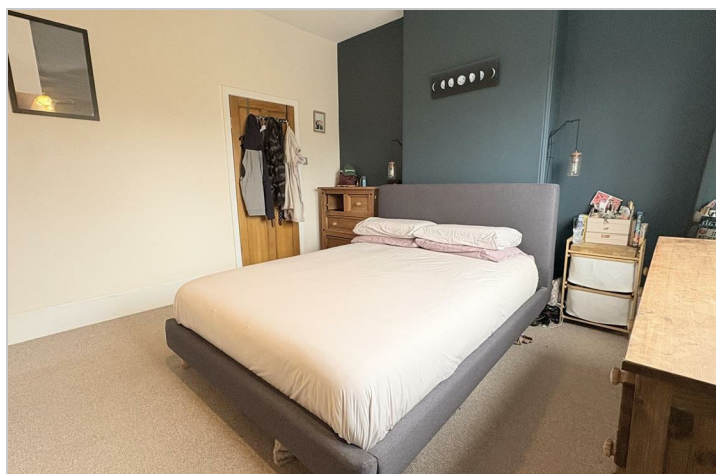
Rear Garden

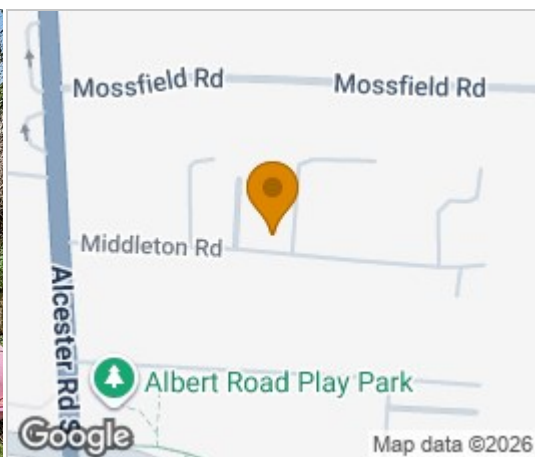
With a paved patio area leading to lawn turf area with gate and further turfed area, shed to rear and shrubs surround.

Council Tax Band

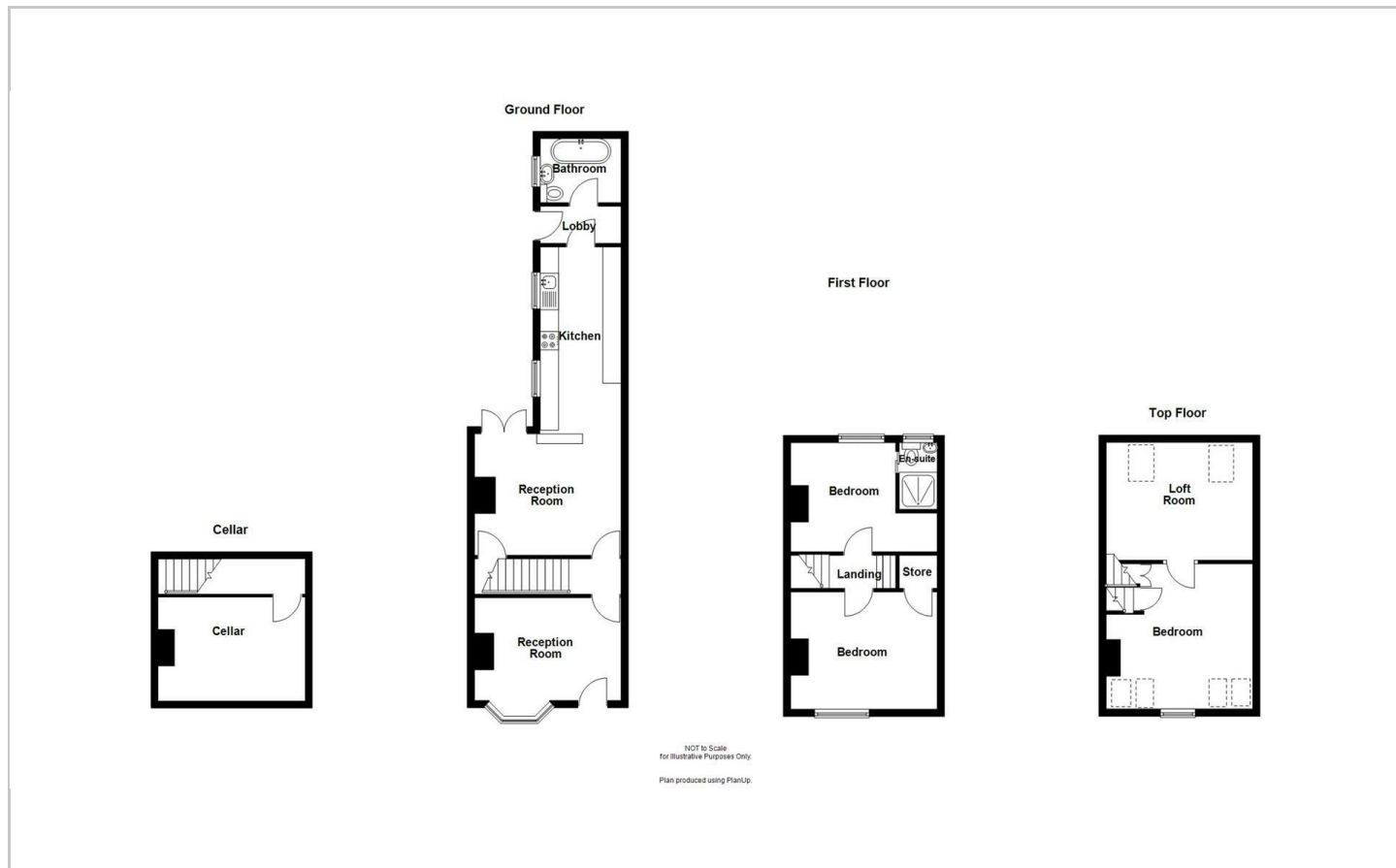
According to the Direct Gov website the Council Tax Band for 33 Middleton Road, B14 7HQ, is band B and

the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





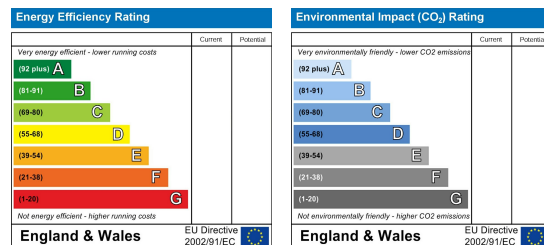
Floor Plan



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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk