Rice Chamberlains
ESTATE AGENTS LLP

201 Wheelers Lane

Kings Heath, Birmingham, B13 0ST

Offers In The Region Of £549,000

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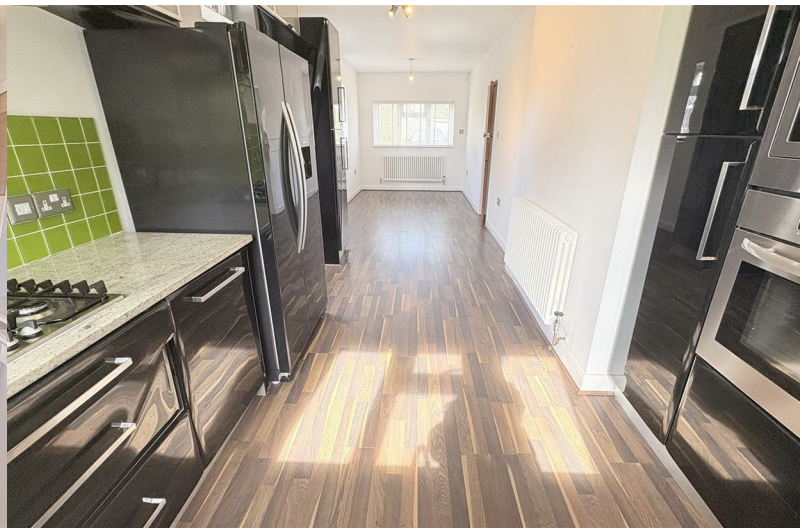


****FOUR BEDROOM DETACHED HOME WITH NO CHAIN!!** Lovely well presented detached four bedroom house, which has been sympathetically extended and modernised, is decorated to a high standard and retains many of its original features. Situated on Wheelers Lane and set back from the road with a large driveway providing ample off road parking, this property is within good distances to Kings Heath High Street and Moseley Village with access to its local shops, parks and amenities, outstanding local schools and excellent transport links to the City Centre and upcoming Train Stations. The property offers well-proportioned living accommodation on the ground floor with entrance hallway, open plan modern kitchen and dining room, wet room and double aspect lounge with access to a pleasant decked area and large south facing rear garden. To the first floor there are four bedrooms and a bright family bathroom. The property benefits from central heating (cast iron and radiators fitted in 2022, smart google thermostat, smart google door bell and double glazing and offers no upward chain. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this property please call our Moseley office.**

Approach

The property is approached via a paved driveway with flowerbeds to borders then leading to a wooden front entry door with stained glass window opening into:

Hallway

With tiling to flooring, ceiling light point, cast iron radiator, stairs giving rise to the first floor, under stairs storage cupboard, picture rail and doors opening into:

Living Area

10'11" x 28'4" (3.34 x 8.64)

With laminate wood flooring, cast iron radiator, two column radiators, two ceiling light points, smart google lights available also, double glazed bay window with in-built shutters to the front aspect, double glazed French doors with accompanying double glazed windows giving views and access to the rear garden, cast iron wood burner fitted in 2020 (not tested) with tiled hearth and marble mantle piece and surround and a selection of in-built storage and shelving.

Kitchen/Diner

8'0" x 31'6" (2.44 x 9.62)

With wooden laminate to flooring, two cast iron radiators, double glazed window with in-built shutters to the front aspect, two double glazed windows to the side aspect, double glazed window giving views to the rear garden, double glazed door to the side aspect and three ceiling light points. Kitchen is fitted with a selection of gloss fronted wall and base units with work surfaces over incorporating sink and drainer with mixer tap over, integrated oven and microwave, integrated five ring hob with stainless steel extractor over, integrated dishwasher and washing machine, space for an American style fridge freezer, tiling to splashback and cupboard housing the Worcester boiler which was fitted in 2021 and annually serviced.

Wet Room

5'6" x 8'0" (1.70 x 2.44)

With tiled walls and floor, wall mounted shower, glass shower screen, contemporary wash hand basin, contemporary push button low flush WC, chrome heater towel rail, double glazed obscured window to the rear aspect and recessed spots to ceiling.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point, picture rail and doors opening into:

Bedroom One

10'11" x 13'10" (3.34 x 4.23)

With exposed wooden floorboards, ceiling light point, cast iron radiator, picture rail and double glazed bay window to the front aspect.

Bedroom Two

10'11" x 14'3" (3.33 x 4.36)

With exposed wooden floorboards, cast iron radiator, ceiling light point, picture rail and double glazed window to the rear aspect.

Bedroom Three
l-shaped 931'9" x 5'7" x 15'9" x 8'1" (l-shaped 284 x 1.72 x 4.81 x 2.47)

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

Bedroom Four
11'10" x 7'8" (3.63 x 2.34)

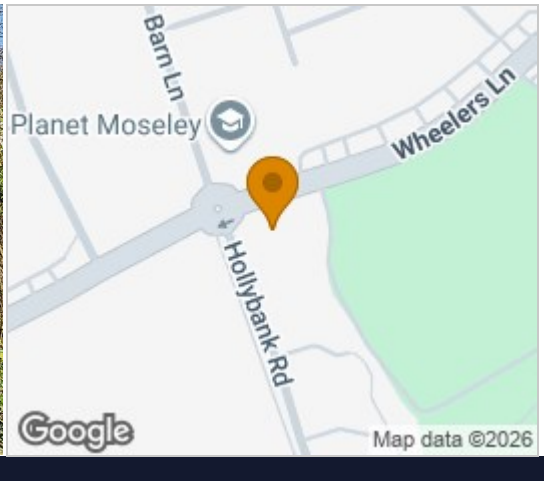
With ceiling light point, central heating radiator, double glazed window to the front aspect and built-in wardrobe.

Bathroom
7'10" x 7'3" (2.4 x 2.21)

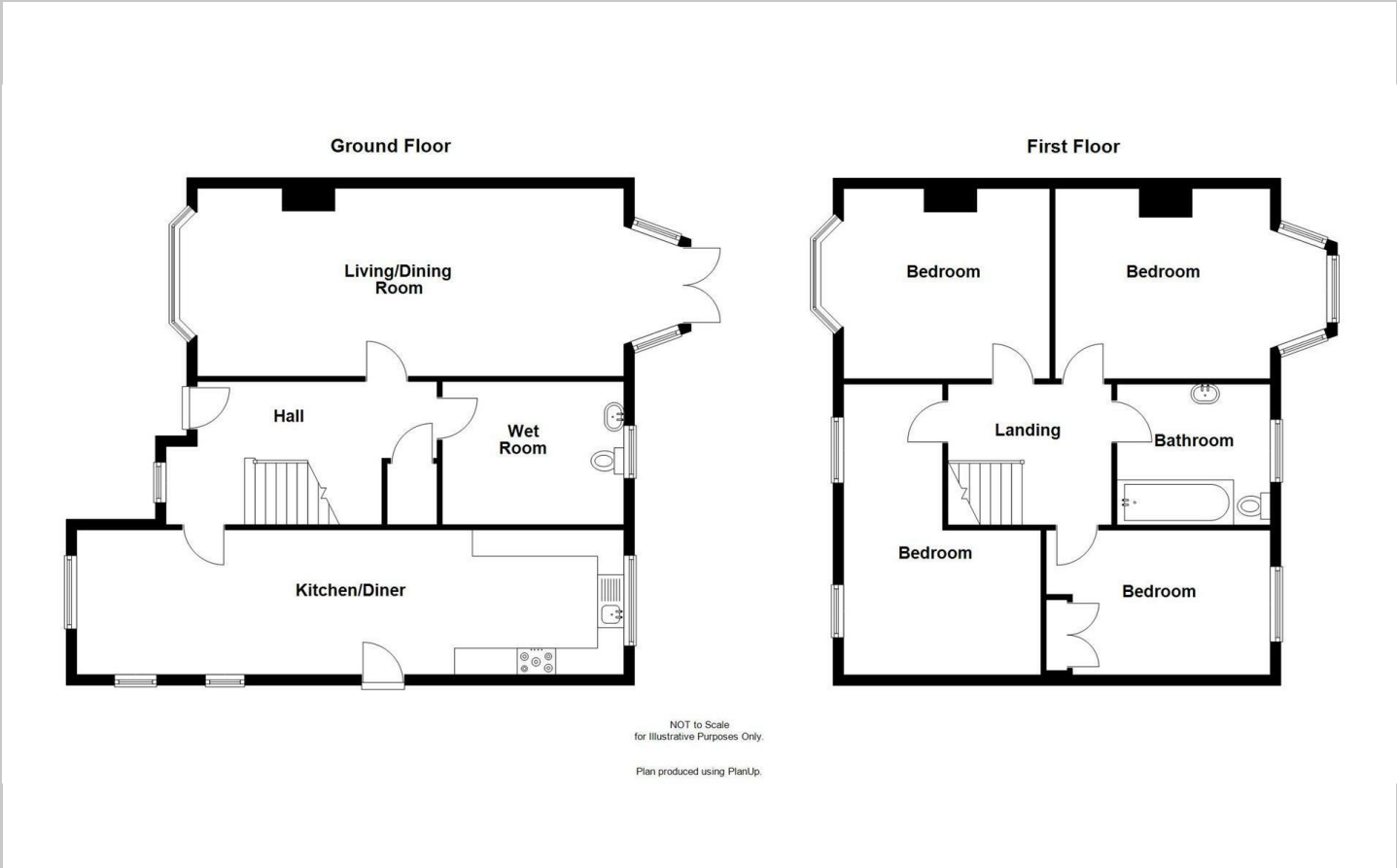
With tiled flooring, tiling to splash backs, double glazed obscured window to the front aspect, panel bath with wall mounted shower,. push button low flush WC, contemporary wash hand basin on vanity unit, heated chrome towel rail, recessed spots to ceiling and ceiling mounted extractor fan.

Rear Garden
With a decked area with storage fitted in 2021, the garden is mature and low maintenance with beautiful shrubs and perennials that bloom year after year, a pergola studded with jasmine, green house and wooden clad planters for ample growing space in the middle. To the rear includes a well maintained wooden shed for storage and a beautiful wooden tree house, complete with a composting area for easy garden waste disposal. The garden is south facing, private and provides ample cover and privacy.

Council Tax Band
According to the Direct Gov website the Council Tax Band for 201, Wheelers Lane, Kings Heath, Birmingham, B13 0ST is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation from your legal representative.



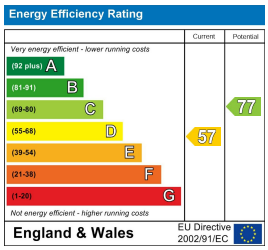
Floor Plan

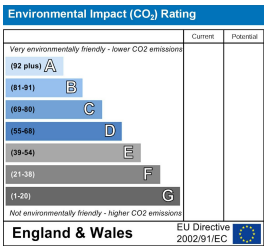


Viewing

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