



## Melton Road

Birmingham, B14 7ET

Offers Over £260,000





We are delighted to present this lovely two-bedroom, period, mid-terraced home with No chain! Ideally located on Melton Road, with close proximity to Kings Heath High Street that offers an abundance of amenities, including cafés, restaurants, bars, shops, local parks and schools and excellent transport links into the City Centre and surrounding suburbs with the addition of the upcoming Kings Heath train station. The accommodation comprises; a shallow fore garden, two reception rooms, kitchen and access to the rear garden. To the first floor there are two bedrooms that have further storage cupboard and access to the loft as well as a bathroom. The property also benefits from a lovely rear garden with a shared community path, mature trees and decking. Energy Efficiency Rating is D. The property also benefits from central heating. To arrange your viewing and fully appreciate this home please contact our Moseley Office today!



### Approach

The property is approached via a pathway with a shallow fore garden, leading to the front entrance door opening into:

### Reception Room One

10'3" x 13'5" (3.13 x 4.09)

With original hardwood flooring, bay windows to the front aspect, ample built-in storage, ceiling light point and central heating radiator. Leading to inner hallway with a large under-stairs storage cupboard providing excellent additional storage.

### Reception Room Two

10'4" x 13'5" (3.16 x 4.10)

With continued wooden flooring, ceiling light point, central heating radiator and access to the staircase, kitchen and rear garden.

### Kitchen

6'3" x 12'0" (1.92 x 3.67)

Situated at the rear of the property and fitted with a range of high white-gloss base units with work surfaces over. Featuring an exposed brick feature wall adding character, sink with drainer and mixer tap, space for fridge/freezer, plumbing for washing machine and slimline dishwasher, ceiling light point and door providing access to the rear garden.

### First Floor Accommodation

Stairs rise to the first floor landing with ceiling light point and doors opening into:

### Bedroom One

10'4" x 13'5" (3.16 x 4.09)

A good-sized double bedroom with window to the front aspect, central heating radiator, ceiling light

point, traditional Victorian fireplace, fitted wardrobe offering ample storage and additional cupboard housing loft access, offering potential for extension (subject to planning permission).

### Bedroom Two

13'6" x 7'4" (4.14 x 2.24)

A further well-proportioned bedroom with window overlooking the rear garden, central heating radiator and ceiling light point.

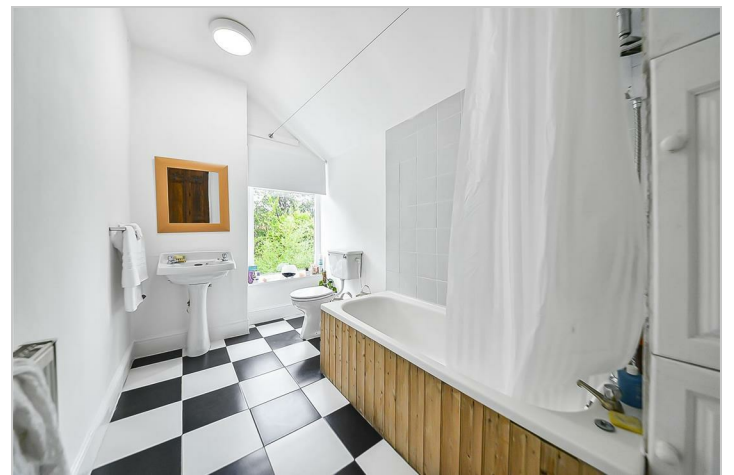
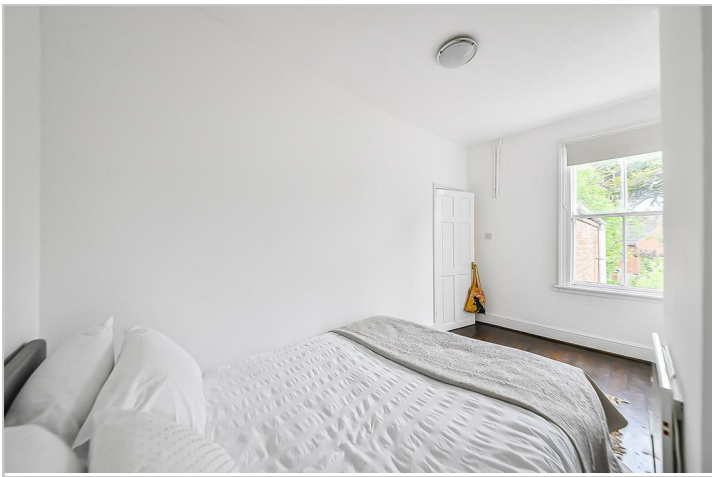
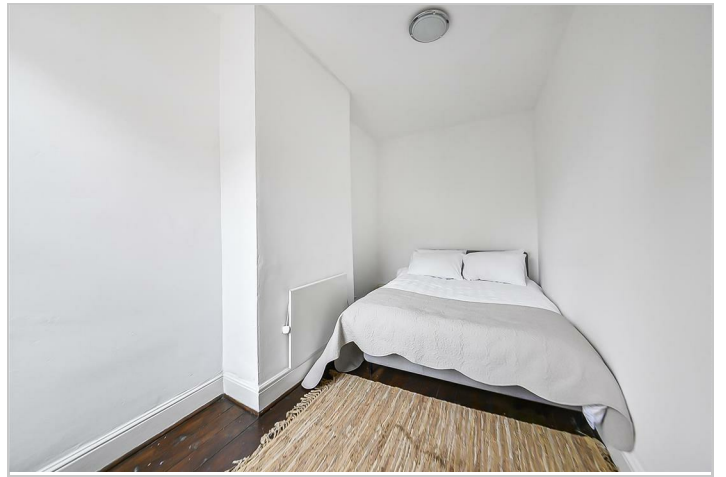
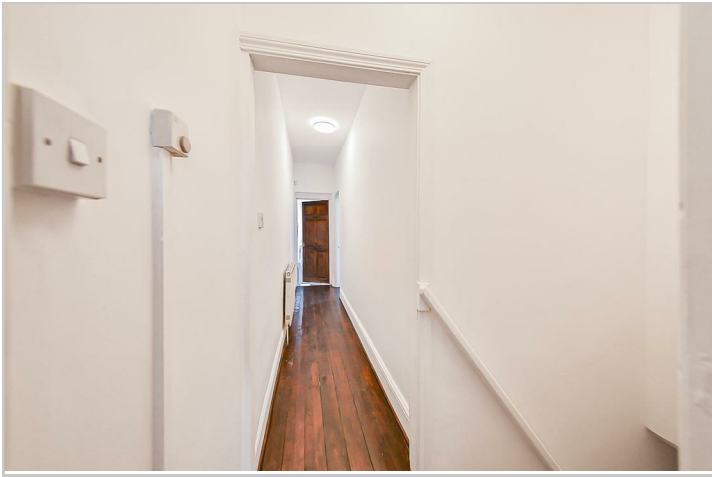
### Bathroom

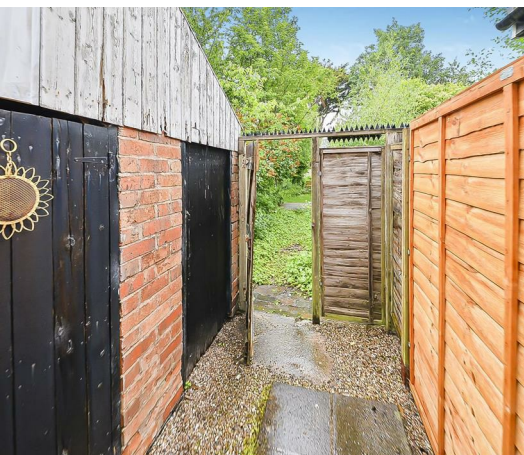
11'1" x 6'4" (3.38 x 1.95)

Spacious family bathroom with window to the rear garden aspect, comprising bath, wash hand basin and low flush WC, with ceiling light point and central heating radiator.

### Rear Garden

Accessible via both the kitchen and second reception room. The garden features a paved courtyard area with access to two outbuildings and potential to knock through, fencing with gated access to a shared pathway providing side access, a garden area with wooden decking and raised vegetable beds.





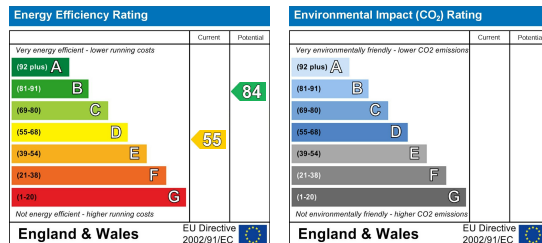
## Floor Plan



## 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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