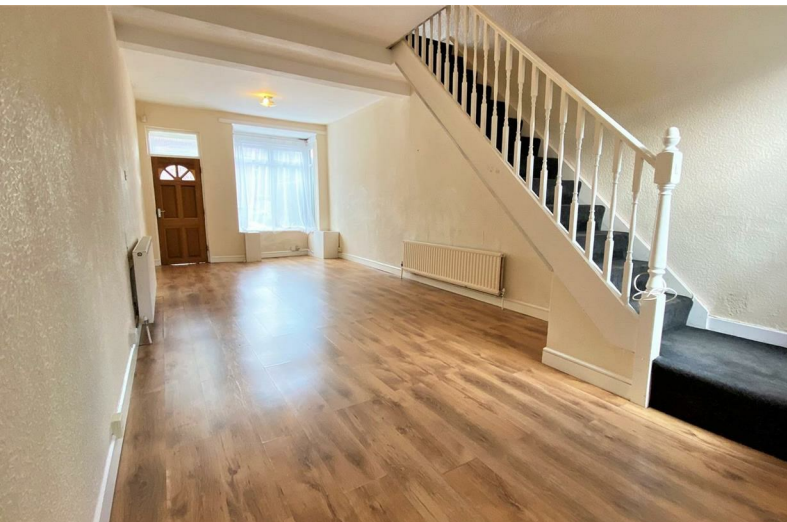




## 3 Gaddesby Road

Kings Heath, Birmingham, B14 7EX

Offers Over £240,000





This traditional Victorian terraced home is ideally located in one of the areas most sought after roads and offers well proportioned accommodation throughout. Ideally positioned to give access to all of Kings Heath's amenities and parks the accommodation provided briefly comprises; fore garden, entrance porch, open plan reception room with staircase, breakfast kitchen and a rear garden. To the first floor there are two bedrooms. Energy Efficiency Rating D. Please contact our Moseley office to arrange your viewing.



#### Approach

The property is approached via a small porch area with double glazed door opening into:

#### Inner Lobby Area

With further wooden door opening into:

#### Through Lounge

11'0" x 28'2" (into bay) (3.37 x 8.60 (into bay))

With double glazed bay window to the front aspect, wooden effect flooring, central heating radiator, two ceiling light points, open stair case gives rise to the first floor accommodation, double glazed window overlooking the rear aspect and door opening into:

#### Kitchen

6'0" x 15'7" (1.83 x 4.75)

With tiling to flooring, wooden wall and base units with marble effect work surfaces, one and a half bowl sink and drainer with mixer tap over, two double glazed windows to the side aspect, central heating radiator, two ceiling light points, cooker, hob and extractor, space for fridge freezer and washing machine, tiling to splash backs and further door opening into:

#### Inner Lobby Area

With door giving access to the rear garden and door opening into:

#### Bathroom

7'1" x 8'6" (2.16 x 2.61)

With a three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, central heating radiator, tiling to flooring, tiling to splash backs, ceiling light point, wall mounted

extractor fan, ceiling light point, double glazed window to the side aspect, panel bath with two taps over and shower attachment above and low flush WC.

#### First Floor Accommodation

With stairs giving rise to the first floor landing with doors opening into:

#### Bedroom One

10'4" x 10'3" (3.16 x 3.14)

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

#### Bedroom Two

15'6" x 7'8" (4.73 x 2.34)

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

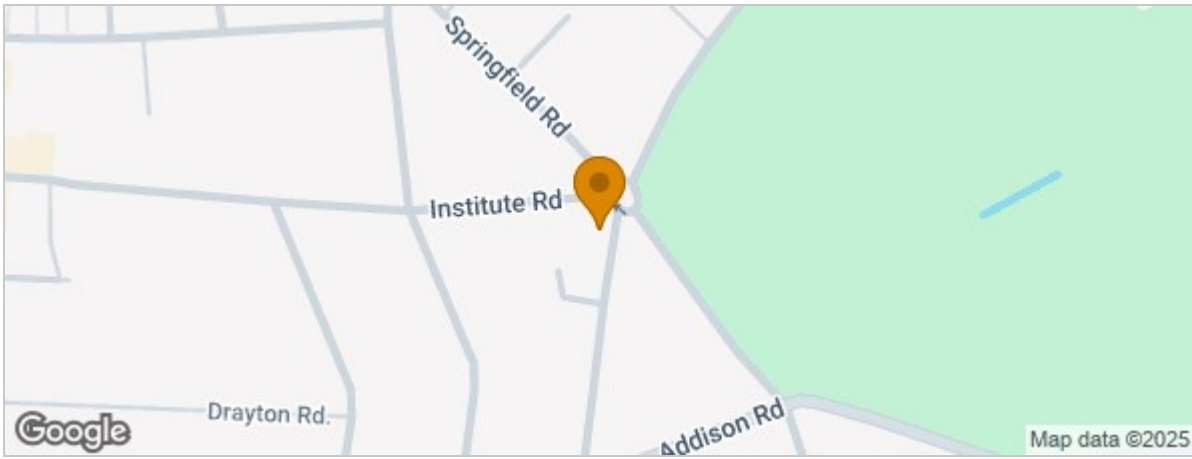
#### Rear Garden

With paved pathway leading to stone chipping garden and fencing surround.

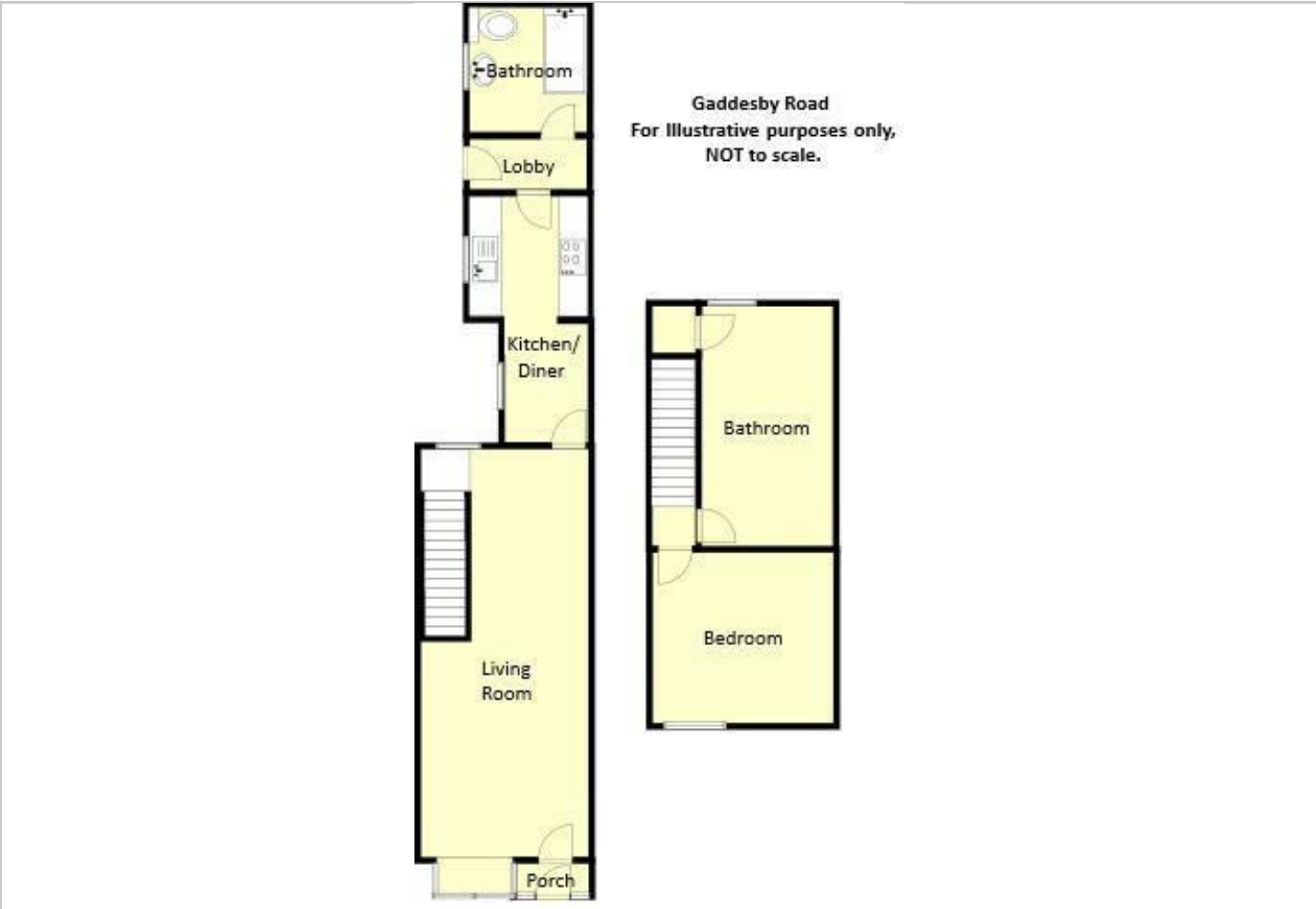
#### Council Tax Band

According to the Direct Gov website the Council Tax Band for Gaddesby Road, Kings Heath, Birmingham B14 7EX is band B and the annual Council Tax amount is approximately £1,620.70, subject to confirmation from your legal representative





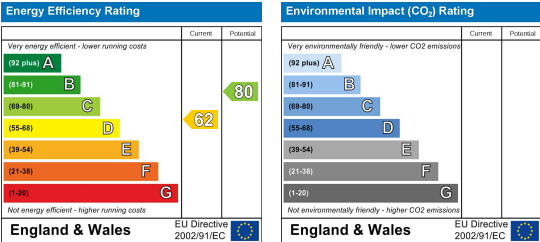
## Floor Plan



## 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



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.