Rice Chamberlains
ESTATE AGENTS LLP



122 Addison Road

Kings Heath, Birmingham, B14 7EP

Offers Over £350,000

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Amazing four-bedroom end-terrace home in this popular location on Addison Road, with close proximity to Kings Heath High Street that offers and 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 new Kings Heath train station. The accommodation comprises; a shallow fore garden, inner vestibule, entrance hallway two reception rooms, re-fitted kitchen, downstairs WC and utility area. Access to a lovely mature rear garden. To the first floor there are three bedrooms and a re-fitted bathroom with stairs leading to the top floor providing a further bedroom. Energy Efficiency Rating D. The property also benefits from central heating and double glazing (where stated). To arrange your viewing and fully appreciate this home please contact our Moseley Office today!







Approach
The property is approached via a shallow fore garden and a paved pathway leading to a composite front entry door opening into:

Porch
With Minton flooring, wall mounted light point and further wooden door with accompanying window above opening into:

Hallway
With wooden effect flooring, ceiling light point, decorative coving to ceiling, stairs giving rise to the first floor accommodation, central heating radiator and doors opening into:

Reception Room One
10'3" x 14'6" into bay (3.146 x 4.429 into bay)
With double glazed bay window with in-built shutters to the front aspect, traditional fireplace with tiled surround and hearth and wooden mantle piece, coving to ceiling, wall and ceiling light points with decorative ceiling rose and central heating radiator.

Reception Room Two
10'8" x 12'3" (3.254 x 3.740)
With continued wooden flooring, central heating radiator, double glazed window to the rear aspect, two ceiling light points, original fireplace with tiled surround and hearth and mantle piece and further door opening into:

Kitchen
7'10" x 12'0" (2.394 x 3.668)
With tiling to flooring. a selection wall and base units with wooden effect work surfaces over incorporating stainless steel sink and drainer with mixer tap over, wine cooler, integrated Bosch cooker, microwave and gas hob with extractor over, tiling to splash backs, Baxi wall mounted boiler, double glazed window to the side and rear aspect, wooden barn door giving access to the rear garden, central heated towel rail, door opening into cellar and further door opening into:

Utility/WC
7'10" x 5'0" (2.406 x 1.539)
With double glazed window to the side aspect, ceiling light point, tiled floor and walls, wall mounted sink with two taps over, low flush WC, space for washer/dryer and central heated towel rail.

Cellar
With stairs leading down from the kitchen, not inspected.

First Floor Accommodation
From hallway stairs gives rise to the first floor landing with ceiling light point, stairs giving rise to the top floor and doors opening into:

Bedroom One
12'3" x 13'8" (3.734 x 4.176)
With double glazed window to the front aspect, wooden effect flooring, ceiling and wall light points and central heating radiator.

Bedroom Two
7'11" x 12'0" (2.417 x 3.659)
With double glazed window to the rear aspect, wooden effect flooring, ceiling light point and central heating radiator.

Office/Bedroom Three
6'1" x 8'2" (1.867 x 2.492)
With double glazed window to the rear aspect, wooden effect flooring, ceiling light point and central heating radiator.

Bathroom
max 8'1" x 5'8" (max 2.476 x 1.752)
With at traditional central heating radiator, tiled flooring, wash hand basin in vanity unit wit hot and cold mixer tap, low flush WC, marble effect worksurface, bath with two taps over and rainfall shower over, double glazed opaque window to the side aspect, tiled surround and ceiling light point.

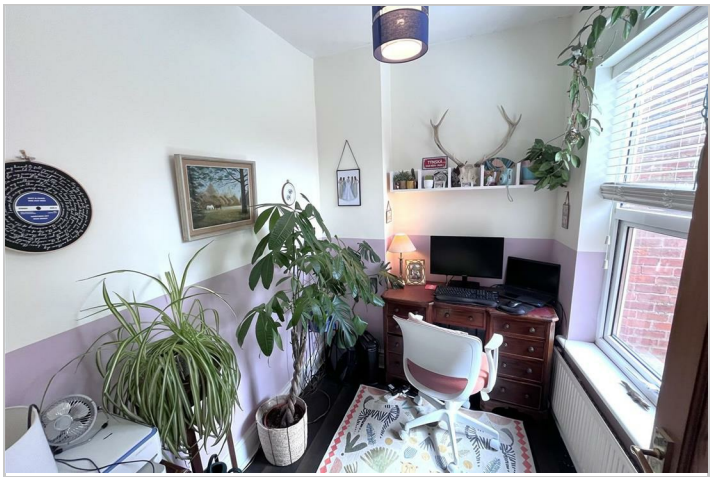
Top Floor Accommodation
From first floor landing stairs gives rise to the top floor landing with double glazed window to the rear aspect, ceiling light point

Bedroom Four
18'9" restricted head height x 12'1" (5.74 restricted head height x 3.690)
With double glazed window to the rear aspect, central heating radiator and Velux window to the front aspect.

Rear Garden
With a paved patio area leading to lawn turfed area, decorative trees and shrubs and rear shed.

Council Tax Band
According to the Direct Gov website the Council Tax Band for 122 Addison Road, Moseley, Birmingham, B14 7EP is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.



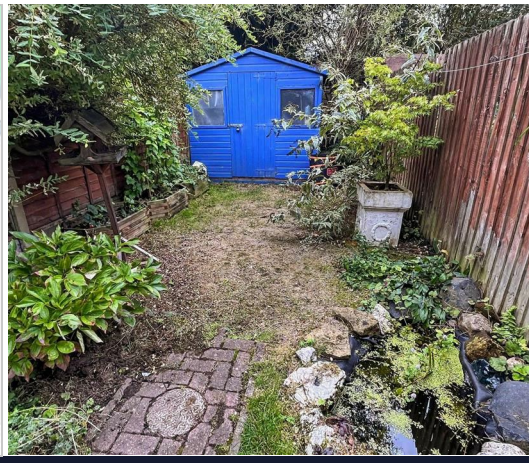












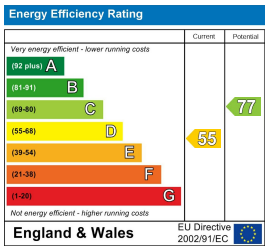
Floor Plan

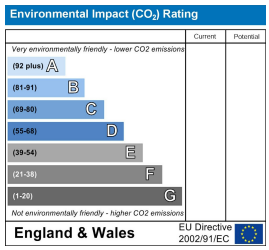


Viewing

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





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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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