



## 22 Valentine Road

Kings Heath, Birmingham, B14 7AJ

Offers Over £400,000



\*\*FOUR BEDROOM SEMI DETACHED FAMILY HOME IN THIS PRIME LOCATION IN KINGS HEATH/MOSELEY BORDER!!\*\* We are delighted to offer to the market this traditional four bedroom detached home located in a prime location, close to Kings Heath High Street and Moseley Village. Offering excellent access to both Kings Heath and Moseley Village centres including cafes, bars, restaurants and shopping facilities, and nearby schools including Kings Heath Primary School and Moseley C of E primary. There are good transport links into the city centre, soon to be enhanced by the reopening of Moseley Village and Kings Heath train stations. The property does require some modernisation in some areas and benefits from majority double glazing (where stated) and central heating and the accommodation briefly comprises of: front fore driveway, to fit two cars, good size reception hall, three reception rooms, kitchen, garage and access to rear garden. To the first floor the property offers three bedrooms with a stairs giving rise to a further loft bedroom, and a bathroom. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

With a paved pathway leading to a wooden front entry door opening into:

### Hallway

With tiling to flooring, central heating radiator, cladding surround, ceiling light point, wall mounted light point, decorative coving to ceiling, picture rail and door opening into:

### Reception Room One

14'3" x 15'5" (4.36 x 4.72)

With single glazed window to the front aspect, ceiling light point, coving to ceiling, picture rail, exposed wooden floorboards and central heating radiator,

### Reception Room Two

11'8" x 13'5" (3.58 x 4.10)

With an electric fireplace, continued exposed wooden floorboards, central heating radiator, ceiling light point, decorative coving to ceiling, central heating radiator, double glazed window to the rear aspect and single glazed door opening into:

### Reception Room Three

9'6" x 18'0" (2.92 x 5.51)

With ceiling light point, central heating radiator, continued exposed wooden floorboards, door giving access to the rear garden and door opening into

### Garage

9'6" x 21'7" (2.90 x 6.58)

With ceiling light point and wooden door to the front aspect.

### Kitchen

23'10" x 8'8" (7.27 x 2.65)

With a selection of wall and base units with work surfaces over incorporating gas hob with extractor over, tiling to splash backs, one and a half bowl sink and drainer with hot and cold mixer tap, cooker and microwave, cupboard housing Bosch dishwasher, space for fridge freezer and washing machine, two double glazed windows to the side aspect, tiling to flooring and open walkway into utility/inner lobby area.

### Utility/Inner Lobby area

With space facility for washing machine, ceiling light point, wooden door giving access to the rear garden and further door opening into:

### Shower Room

7'11" x 6'1" (2.43 x 1.87)

With two Belfast sinks with mixer tap over, sink in vanity unit, walk-in shower cubicle with shower over with rainfall attachment, obscured double glazed window to the side aspect, low flush WC, ceiling light point and central heating radiator.

### Rear Garden

With a paved pathway leading to landscaped artificial landscaped garden with decorative trees and shrubs to borders and fencing surround.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, double glazed window to the side aspect, stairs giving rise to the top floor accommodation and doors opening into:

## Bedroom One

13'5" x 11'9" (4.11 x 3.60)

With laminate wood effect flooring, central heating radiator, double glazed window to the rear aspect, ceiling light point, coving to ceiling and door opens into:

## En-Suite Shower Room

3'10" x 13'1" (1.18 x 3.99)

With tiling to flooring, tiling surround, sink in vanity unit with mixer tap over, low flush WC, central heating towel rail, double glazed opaque window to the side aspect, ceiling spotlights, shower cubicle with mains powered shower over and rainfall shower attachment and ceiling extractor fan.

## Bedroom Two

11'6" x 13'8" (3.52 x 4.17)

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

## Bedroom Three

6'10" x 13'8" (2.09 x 4.19)

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

## Bathroom

8'9" x 7'8" (2.69 x 2.34)

With corner bath with mixer tap over, shower cubicle with mains powered shower and rainfall attachment, low flush WC, sink in vanity unit with mixer tap over, tiling to flooring, tiling surround, ceiling spotlights, ceiling extractor fan, double glazed opaque window to the rear aspect and central heating radiator.

## Top Floor Accommodation

With ceiling light point and door opening into:

## Loft Room

14'8" x 8'4" (4.49 x 2.55)

With ceiling light point, central heating radiator, double glazed window to the side aspect, Velux window and eaves storage.

## Garden

## Council Tax Band

According to the Direct Gov website the Council Tax Band for 22 Valentine Road, Kings Heath, Birmingham, B14 7AJ is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.





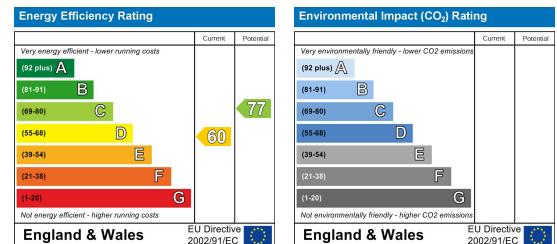
## Floor Plan



## Viewing

Please contact our Rice Chamberlains 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.

### 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.