



146 Institute Road

Kings Heath, Birmingham, B14 7EU

Offers In The Region Of £280,000



Lovely period two bedroom mid-terraced home which offers a lovely blend original charm and character with a contemporary feel. Ideally located on Institute Road to provide great access to all of Kings Heath's local amenities including cafes, restaurants, bars, shopping facilities and good local transport links into the City Centre and the benefit of the upcoming Kings Heath Train Station. The road has also been made apart of the new upcoming LTN proposals by BCC, to be confirmed. The accommodation for this lovely home briefly comprises; fore garden, two reception rooms with fitted kitchen and access to a lovely landscaped rear garden. To the first floor there are two good bedrooms as well as a spacious family bathroom. The property also benefits from central heating. Energy Efficiency Rating is E. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley Office.



Approach

The property is approached via a shallow fore garden with shrubs and pathway leads to front entry door opening into:

Front Reception Room

13'3" into bay x 12'0" (4.04 into bay x 3.67)

With a wooden front entry door opens into reception room with single glazed bay window to the front aspect, ceiling light point, cornice to ceiling, picture rail, central heating radiator, cupboard housing meters and fuse board, exposed wooden flooring and door opens into:

Rear Reception Room

12'0" x 12'4" (3.68 x 3.77)

With under stairs storage cupboard and walkway into reception room, with single glazed sash window to the rear aspect, ceiling light point, cornice to ceiling, picture rail, ceiling light point, central heating radiator, original exposed floorboards, door to stairs giving rise to the first floor landing and step and door leads into:

Kitchen/Diner

With ceiling spotlights, single glazed wooden door giving access to the rear garden, two single glazed sash windows to the side aspects, a selection of wall and base units with work surfaces over with wooden effect work surfaces over, integrated oven, hob with extractor over, space facility for fridge freezer, dishwasher and washing machine, tiling to splash backs, extractor fan and wall mounted combi boiler.

First Floor Landing

With stairs giving rise to the first floor landing with two ceiling light points, loft access point being part

boarded and pull down ladder and doors opening into:

Bedroom One

12'4" x 11'3" (3.76 x 3.43)

With ceiling light point, wooden framed single glazed sash windows to the front aspect, central heating radiator and feature cast iron fireplace with wooden surround and mantle piece and built-in storage.

Bedroom Two

12'4" x 9'1" (3.76 x 2.77)

With ceiling light point, central heating radiator, wooden framed sash single glazed window to the rear aspect and feature cast iron fireplace with wooden surround and mantle piece and tiled hearth.

Bathroom

7'9" x 6'7" (2.37 x 2.03)

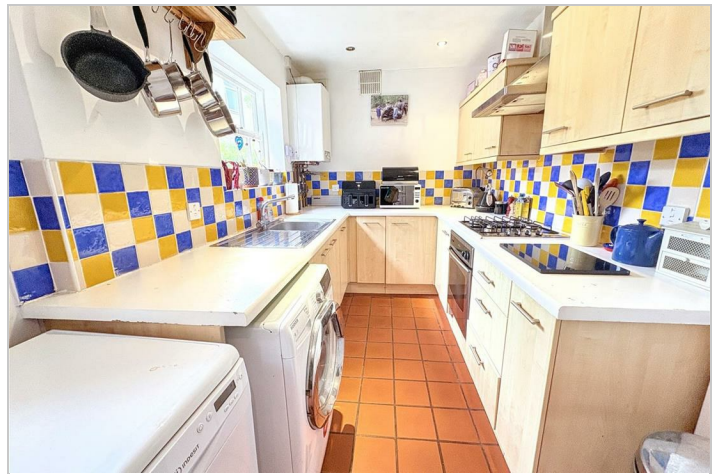
With ceiling light point, central heating towel rail, wash hand basin with hot and cold taps, tiling to splash backs, bath with hot and cold mixer tap and shower attachment, tiled walls, low flush WC, wooden framed single glazed opaque window to the rear aspect and tiled flooring.

Garden

With a paved patio area leading to lawned area with fencing to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 146 Institute Road, Kings Heath, Birmingham, B14 7EU is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





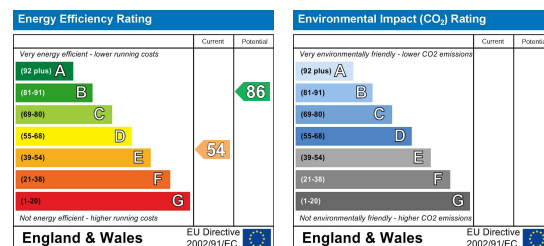
Floor Plan



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.