



65 All Saints Road

Kings Heath, Birmingham, B14 7LL

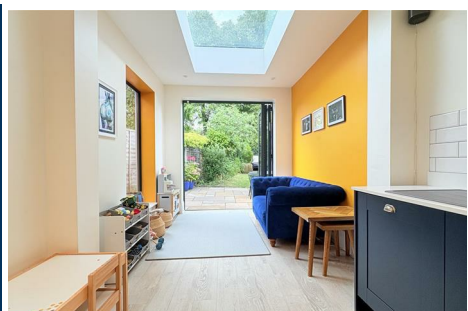
Offers over £640,000



A unique opportunity to purchase this amazing double-fronted period detached home, ideally located for access to the nearby amenities provided by Kings Heath High Street. The property offers good access to cafes, bars, restaurants and shopping facilities, and is close to schools, parks and provides good local transport links into the City Centre, and upcoming Kings Heath Train Station.

The property combines original features with contemporary fittings, and offers the following accommodation: front garden and drive; entrance hallway; two reception rooms; extended kitchen/diner; downstairs WC, utility room and a lovely rear garden, with access to the side garage.

To the first floor the property provides: four bedrooms, with bedroom one benefitting from an en-suite shower room, and a further family bathroom. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

This double frontage detached home is approached via a paved pathway with stone chipping to frontage with a mature tree to the side and leading to a composite front entry door opens into:

Porch

With decorative coving to ceiling, picture rail and single glazed wooden door opening into:

Hallway

With wooden flooring, central heating radiator, ceiling light point with decorative ceiling rose, decorative archway, decorative corniced to ceiling, stairs giving rise to the first floor landing, under stairs storage cupboard providing useful storage, door opening into utility room and doors opening into:

Reception Room One

12'2" x 17'11" into bay (3.71 x 5.47 into bay)

With two central heating radiators, dado rail, picture rail, decorative cornice to ceiling, ceiling light point with decorative ceiling rose, double glazed bay window to the front aspect with in-built shutters and log burner fireplace with tiled hearth and wooden surround and mantelpiece.

Reception Room Two

12'0" x 15'8" (3.66 x 4.80)

With Amtico oak-effect flooring in a contemporary herringbone design, central heating radiator, picture rail, ceiling light point with decorative ceiling rose, double glazed sash window to the rear aspect, double glazed bay window to the front aspect with in-built shutters and log burner fireplace with tiled hearth, wooden surround and mantelpiece.

Utility Room

7'9" x 7'0" (2.37 x 2.15)

With double glazed door opening out to the garage, central

heating radiator, ceiling spotlights, wall and base units for useful storage with work surface incorporating stainless steel sink and drainer with hot and cold mixer tap, tiling surround, space for washing machine and dryer, door opening into cupboard housing the 'British Gas' combi boiler and continued laminate to flooring.

Downstairs WC

5'7" x 2'9" (1.72 x 0.86)

With double glazed opaque window to the side aspect, wall mounted extractor fan, low flush WC and sink with mixer tap over.

Kitchen/Diner

28'4" max x 15'1" min x 14'7" max x 8'8" (8.66 max x 4.62 min x 4.46 max x 2.66)

With kitchen island with recycling and wine cooler, built-in dishwasher, fridge and freezer, microwave oven, gas 'Neff' hob with extractor over, tiling to splash backs, sink and drainer with mixer tap over, ceiling light point, ceiling spotlight points, further ceiling spotlight and ceiling light point to dining area and double glazed windows to the side and rear aspect, Karndean flooring with under floor heating. A snug area with double glazed window to the side aspect, double glazed bi-folding doors giving access to the rear garden, skylight and ceiling spotlights.

First Floor Accommodation

With double glazed opaque window to the side aspect, picture rail, ceiling light point, central heating radiator and doors opening into:

Bedroom One

15'10" x 10'5" (4.85 x 3.20)

With two double glazed sash windows with in-built shutters to the front aspect, ceiling light point, picture rail, central heating

radiator, door opening into storage cupboard providing useful storage, original feature fireplace with tiled surround and wooden hearth and mantelpiece, built-in wardrobes and door opening into:

En-Suite Shower Room

7'9" x 7'0" (2.37 x 2.15)

With central heating towel rail, wall mounted extractor, double glazed opaque sash window to the rear aspect, ceiling spotlights, walk-in shower cubicle with shower and rainfall shower over, low flush WC, sink in vanity unit with mixer tap over, tiled surround and wall mounted light point.

Bedroom Two

13'2" x 10'5" (4.03 x 3.18)

With two double glazed sash windows to the front aspect with in-built shutters, picture rail, decorative cornice to ceiling, ceiling light point, central heating radiator and further double glazed sash window with in-built shutters to the rear aspect and feature fireplace with wooden mantelpiece.

Bedroom Three

9'4" x 11'5" (2.86 x 3.49)

With ceiling light point, picture rail, double glazed sash window with in-built shutters to the rear aspect and central heating radiator.

Bedroom Four

6'8" x 10'0" (2.05 x 3.05)

With double glazed sash window with in-built shutters to the front aspect, ceiling light point, central heating radiator and loft access point.

Bathroom

6'2" x 7'0" (1.89 x 2.14)

With tiled flooring, central heating towel rail, tiling surround, wall mounted extractor fan, double glazed opaque window to the side aspect and a three piece white bathroom suite comprising panel bath with rainfall shower over, sink on pedestal with mixer tap over, low flush WC and ceiling light point.

Rear Garden

With a paved patio area leading to a lawn turfed area with pathway to the rear with a further patio area with decorative trees and shrubs to borders and surround and fencing to borders.

Garage

4'1" x 22'1" (1.27 x 6.74)

With a wall mounted light point, wooden doors to the front aspect and wooden door giving access to the rear garden.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 65 All Saints Road Kings Heath, Birmingham, B14 7LL is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation from your legal representative.

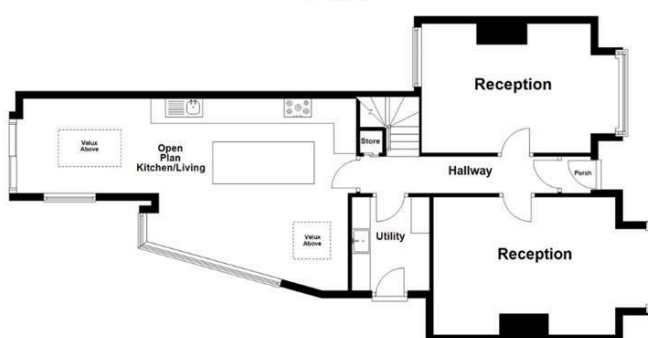




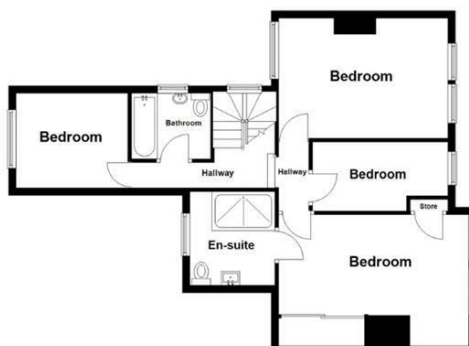
Floor Plan

Total Property Size - 144m²

Ground Floor



First Floor

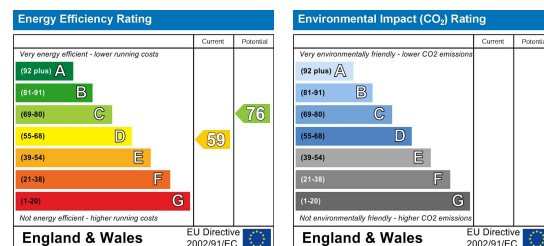


All Saints Road
NOT to Scale
for Illustrative Purposes Only

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



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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.