



83 Addison Road

Kings Heath, Birmingham, B14 7EN

Offers Over £365,000



Lovely modernised four bedroom mid-terraced house located on the popular Addison Road! It is ideally positioned for 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 accommodation for this lovely home briefly comprises; front fore garden, inner lobby, two reception rooms, kitchen, downstairs WC, utility and access to a lovely rear garden. To the first floor there are three bedrooms and a contemporary bathroom with a further staircase which ascends to the top floor fourth bedroom with an en-suite shower room and storage space to eaves. Energy Efficiency Rating D. To arrange your viewing of this wonderful property please call our Moseley sales team.



Approach

The property is approached via a shallow fore garden with slate to frontage and paved pathway leading to a double glazed front entry door with an accompanying window above opening into:

Porch

With a ceiling light point, tiled floor covering and further single glazed wooden door opening into:

Reception Room

14'4" x 12'6" (4.39 x 3.82)

With wood effect floor covering, double glazed window overlooking the front aspect, ceiling light point with decorative ceiling rose, coving to ceiling, door opening into under stairs storage cupboard, central heating radiator and further wooden door opening into:

Reception Room Two

12'6" x 12'2" (3.81 x 3.71)

With continued wood effect flooring, double glazed window to the rear aspect, door to stairs giving rise to the first floor accommodation, ceiling light point, coving to ceiling, central heating radiator and door opening into:

Kitchen

16'2" x 7'6" (4.94 x 2.31)

With tiled floor covering, coving to ceiling, ceiling spotlights, central heating radiator, double glazed window overlooking the side aspect, tiling to splash backs, a selection of matching wall and base units with wooden effect work surfaces, integrated five ring burner gas hob with extractor over, integrated Bosch double oven, space facility for fridge freezer,

one and a half bowl sink and drainer unit with mixer tap over, space for fridge, freezer and dishwasher and further door opening into:

Lobby and Utility Area

6'7" x 4'9" (2.03 x 1.46)

With tiled floor covering, space facility for washing machine, base unit with work surface, double glazed door giving access to the rear garden, double glazed obscure window to the rear, central heating radiator, ceiling light point, double glazed patio doors giving access to the side passageway and further door opening into:

Downstairs WC

2'7" x 6'7" (0.81 x 2.02)

With wall mounted extractor fan, tiled floor covering, heated towel rail, ceiling light point, wall mounted extractor fan, push button low flush WC, wall mounted wash hand basin set into vanity unit with mixer tap over and tiling to splash backs.

First Floor Landing

Accessed via the stairs from the second reception room leading to landing with ceiling spotlight points, stairs rising to the second floor accommodation, central heating radiator and door opening into:

Bedroom One

13'3" x 9'2" (4.04 x 2.80)

With double glazed window overlooking the front aspect, doors opening into under stairs storage cupboard, central heating radiator and ceiling light point.

Bedroom Two

11'3" x 12'20"5" (3.45 x 3.72)

With over stairs storage area, ceiling light point, central heating radiator and double glazed window overlooking the rear aspect.

Bedroom Three

8'9" x 7'11" (2.67 x 2.43)

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

Bathroom

4'8" x 9'11" (1.44 x 3.03)

With tiled floor covering, tiling to walls, obscured double glazed window to the side aspect, wall mounted heated towel rail, ceiling spot light points, step up to wash hand basin set into vanity unit with mixer tap over, push button low flush WC and bath with mains power shower attachment above and hot and cold mixer tap.

Second Floor Landing

Via stairs from first floor landing leading to second floor landing with ceiling spotlights, doors giving access to storage to eaves and further door opening into:

Bedroom Four

15'9" x 9'1" (4.81 x 2.77)

With a double glazed window to rear, ceiling spotlight points, central heating radiator and further door opening into:

En-Suite Shower Room

9'6" x 4'0" (2.92 x 1.23)

With tiled floor covering, tiling to walls, ceiling spotlight points, walk-in shower unit with rain fall shower, wash hand basin set into vanity unit, push button low flush WC, obscured double glazed window to the rear aspect, wall mounted extractor fan and wall mounted heated towel rail.

Rear Garden

With side access point leading to a paved pathway leads to a patio area which leads to a matured lawned area with decking area to the rear and being finished with fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 83 Addison Road, Kings Heath, Birmingham, B14 7EN 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.

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.

Energy Efficiency Graph

