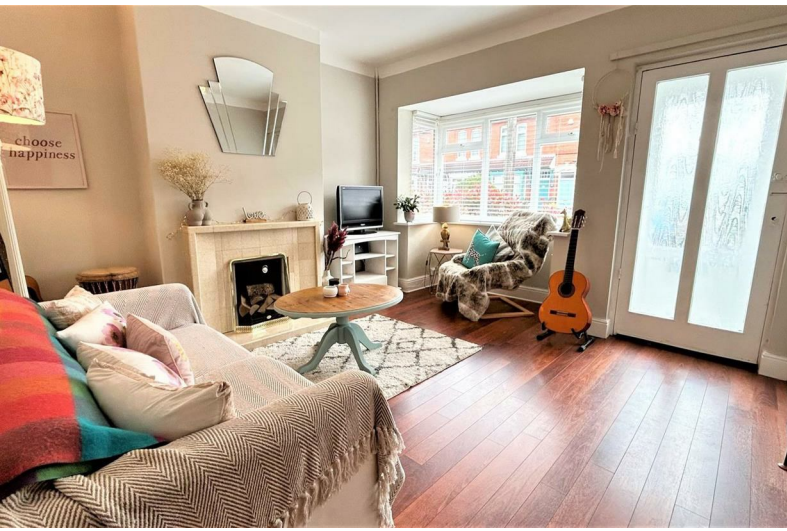




126 Grange Road

Kings Heath, Birmingham, B14 7RR

Offers Over £290,000



This stunning and spacious, two bedroom, end of terrace home which is located in this popular terraced street in Kings Heath. Offering great access to the High Street, but also the local parks nearby and great transport links to the City Centre, including the up coming train station. In brief the accommodation consists of; fore garden, two reception rooms, kitchen, ground floor shower room and access to a mature rear garden. To the first floor there are two bedrooms, with a bathroom off the second bedroom. The property further benefits from central heating and double glazing (where specified). EPC rating E. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

The property is approached via a block paved fore garden with step and double glazed front entry door opening into:

Porch

With wooden floor covering, double glazed windows to the front and side aspects and single glazed obscured door opening into:

Reception Room One

12'3" max x 13'7" (3.75 max x 4.16)

With laminate wood effect floor covering, double glazed bay window to the front aspect, feature tiled fireplace, ceiling light point, central heating radiator and door opening into:

Reception Room Two

12'4" x 11'4" (3.77 x 3.46)

With door opening into useful under stairs storage cupboard, continued laminate wood effect floor covering, double glazed window to the rear aspect, central heating radiator, ceiling light point, door giving access to the stairs giving rise to the first floor landing and open walkway into:

Kitchen

13'3" x 5'10" (4.04 x 1.78)

With tiled flooring, a selection of matching wall and base units, tiling to splash back areas, stainless steel sink and drainer with mixer tap over, integrated oven with four ring gas hob, with extractor over, ceiling light point, central heating radiator, double glazed window to the side aspect, double glazed door giving

access to the rear garden, cupboard housing a new Icon central heating boiler and door opening into:

Ground Floor Shower Room

4'7" x 9'3" (1.41 x 2.83)

With tiled flooring, central heating radiator, heated towel rail, walk-in corner shower cubicle, tiling to splash backs and mains power shower over, ceiling mounted extractor, double glazed obscured window to the side aspect, wash hand basin on pedestal with mixer tap over, tiling to splash backs, low flush WC and ceiling spotlight points.

First Floor Accommodation

From reception room two stairs gives rise to the first floor landing with loft access point, ceiling light point and doors opening into:

Bedroom One

12'3" x 11'6" (3.75 x 3.53)

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

Bedroom Two

12'4" x 11'4" (3.76 x 3.46)

With door opening into over stairs storage cupboard, ceiling light point, central heating radiator, double glazed window to the rear aspect and door opening into:.

Bathroom

5'10" max x 13'8" max (1.79 max x 4.19 max)

With double glazed window to the rear aspect, central heating radiator, p-shaped bath with mixer

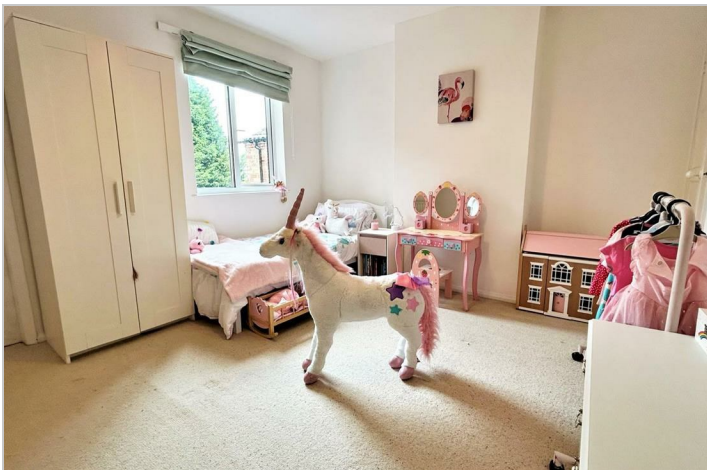
tap and mains power shower over, ceiling spotlight points, tiling to splash back areas, wall mounted extractor fan, low flush push button WC, wash hand basin on pedestal with mixer tap over, tiling to splash backs, heated towel rail and door opening into cupboard housing the water tank.

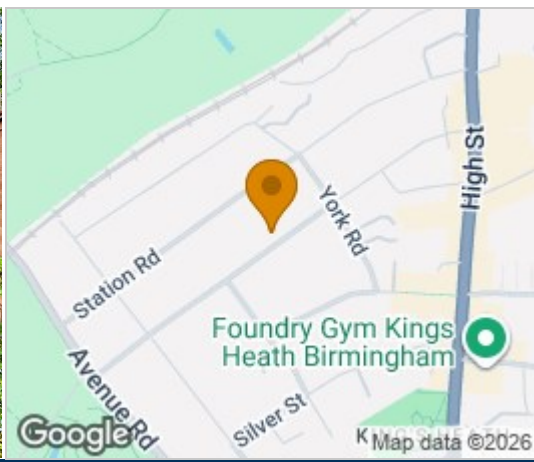
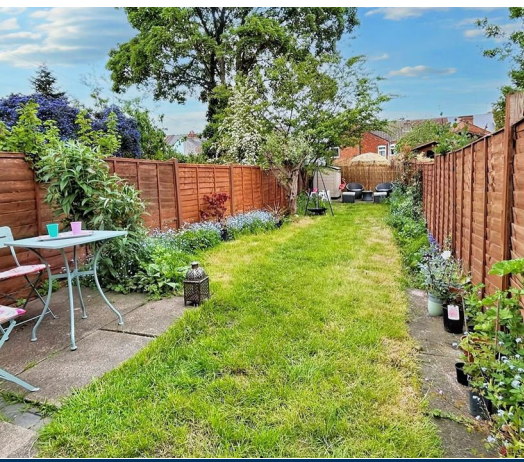
Rear Garden

Being accessed via the kitchen leads to a patio area leading to mature lawned area with a rear patio area for seating, shared access point and a selection of trees, plants and shrubs.

Council Tax

According to the Direct Gov website the Council Tax Band for 126, Grange Road Kings Heath, Birmingham, B14 7RR is band B and the annual Council Tax amount is approximately ££1,482.23 subject to confirmation from your legal representative.





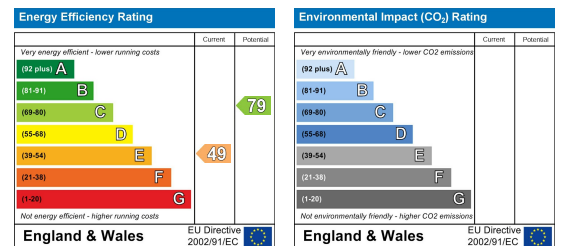
Floor Plan



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



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.