



## 21 All Saints Road

Kings Heath, Birmingham, B14 7LL

Price Guide £425,000



Lovely three bedroom semi-detached home which offers great charm and character and is ideally located for walking access into Kings Heath High Street with all of its associated amenities including coffee shops, restaurants, eateries and shopping facilities but also good access links to Moseley, Edgbaston, MAC Theatre, Cannon Hill Park, Edgbaston Cricket Club and the City Centre via the local transport links and upcoming train station. In brief the accommodation offered comprises; front driveway, hallway, open-plan living/dining room, kitchen and access to a well-maintained rear garden. To the first floor there are three bedrooms with a re-fitted bathroom. The property also benefits from insulation on the gable wall. Energy Efficiency Rating E. To arrange your viewing of this wonderful home please call our Moseley office.



### Approach

The property is approached via a paved pathway with front chipping driveway leading to front wooden entry door opening into:

### Inner Vestibule

With Minton flooring, ceiling light point, coving to ceiling and wooden door with accompanying glazed window opening into:

### Hallway

With continued Minton Flooring, original central heating radiator, decorative cornice to ceiling, three ceiling light points, stairs giving rise to the first floor accommodation, exposed wooden floorboard, door opening into under stairs storage cupboard providing useful storage, double glazed opaque window to the side aspect and wall mounted light point and further doors opening into:

### Open Plan Living/Dining Room

11'8" x 27'8" into bay window (3.56 x 8.44 into bay window)

With double glazed bay window to the front aspect, double glazed patio doors gives access to the rear garden, two ceiling light point, decorative cornice to ceiling, two original style central heating radiators, two original fireplaces with tiled surround and hearth and wooden mantle piece and exposed wooden floorboards.

### Kitchen

10'11" x 18'2" (3.33 x 5.56)

With two ceiling light points, double glazed windows to the side and rear aspects, glazed wooden door giving access into the rear garden, tiling to flooring and central heating radiator. Kitchen being fitted with a selection of wall and base units with marble effect work surfaces incorporating one and a half bowl sink and drainer with hot and cold mixer tap, integrated 'Smeg' cooker, gas hob with extractor over, space for washing machine and fridge freezer, tiling to splash backs and door opening into cupboard housing Vaillant combination boiler.

### First Floor Accommodation

From the hallway staircase gives rise to the first floor landing with double glazed opaque window to the side aspect, exposed wooden floorboards, two ceiling light point, central heating radiator, loft access point and doors opening into:

### Bedroom One

12'4" x 15'5" (3.76 x 4.71)

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

### Bedroom Two

12'2" x 12'4" (3.73 x 3.77)

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

### Bedroom Three

9'1" x 10'5" (2.77 x 3.19)

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

### Bathroom

7'4" x 6'0" (2.25 x 1.84)

With tiling to flooring, tiling surround, double glazed opaque window to the side aspect, three piece bathroom suite comprising low flush WC, sink on pedestal with two taps over, bath with mixer tap over and shower attachment above, central heating radiator, Velux window, ceiling extractor fan and ceiling light point.

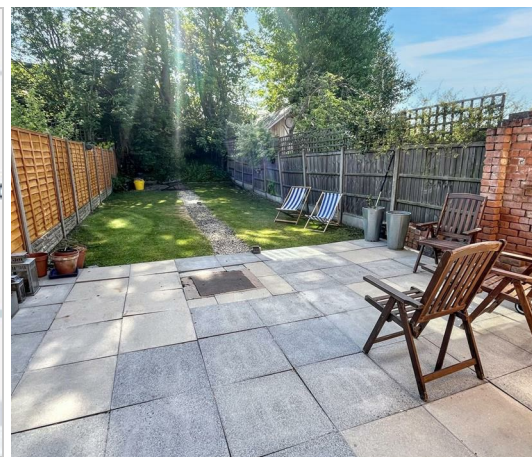
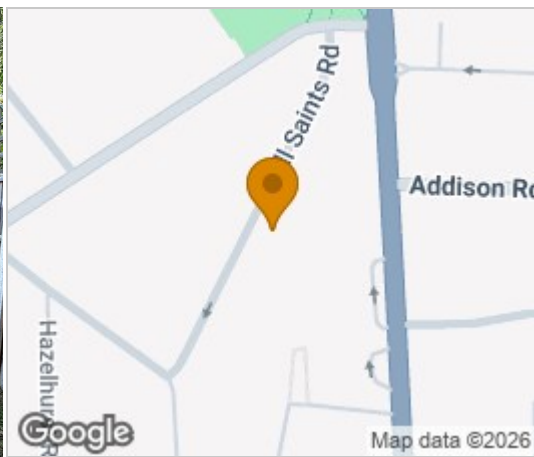
### Rear Garden

With a paved patio area leading to a lawn turfed area and with stone chipping pathway leading to the rear garden and being finished with panel fencing to all borders and rear access.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 21 All Saints Road Kings Heath, Birmingham, B14 7LL is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





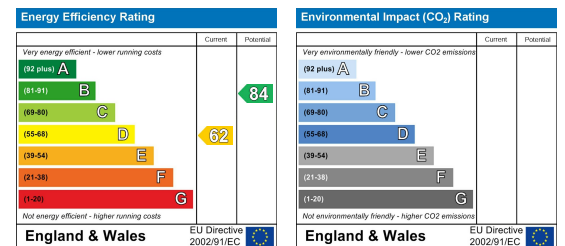
## Floor Plan



## 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.