



## 124 Melton Road

, Birmingham, B14 7ES

£280,000





Lovely period two bedroom mid-terraced home which offers lovely original charm and character. Ideally located on Melton 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 accommodation for this lovely home briefly comprises; shallow fore garden, two reception rooms with open-style fitted kitchen, utility area and access to a lovely rear garden. To the first floor there are two good bedrooms and a family bathroom. The property also benefits from double glazed windows and central heating. Energy Efficiency Rating D. 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 a slabbed pathway leading to a double glazed front entry door opening into:

### Front Reception Room

11'11" x 12'0" (3.65 x 3.66)

With laminate wood floor covering, ceiling light point, coving to ceiling, decorative fireplace, double glazed window to the front aspect and wooden glazed internal door opening into:

### Rear Reception Room

11'9" x 14'11" (3.60 x 4.56)

With laminate wood floor covering, ceiling light point, central heating radiator, double glazed window to the rear aspect, stairs gives rise to the first floor landing and open walkway into:

### Kitchen

9'10" x 6'3" (3.01 x 1.93)

With continued laminate wood effect flooring, ceiling light point, a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap, integrated dishwasher, gas hob with extractor over and cooker and grill below, integrated fridge freezer, tiling to splash backs, double glazed window to the side aspect and open walkway into:

### Utility

9'11" x 6'4" (3.04 x 1.95)

With continued laminate wood effect flooring, wall and base units with wooden work surfaces over, space for washing machine, cupboard housing wall mounted Worcester combi boiler, double glazed windows to the rear and side aspects and double

glazed door giving access to the rear garden, ceiling light point and central heating radiator.

### First Floor Accommodation

From the rear reception room stairs gives rise to the first floor landing with two ceiling light point, central heating radiator and doors opening into:

### Bedroom One

13'9" x 11'11" (4.20 x 3.64)

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

### Bedroom Two

11'10" x 10'7" (3.61 x 3.24)

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

### Bathroom

9'4" x 6'3" (2.85 x 1.93)

From landing step leads down into bathroom with lino to flooring, ceiling light point, double glazed opaque window to the rear aspect, wall mounted towel radiator, bath with hot and cold mixer tap and mains powered shower over, low flush WC, wash hand basin with hot and cold mixer tap, tiling to walls and splash backs.

### Rear Garden

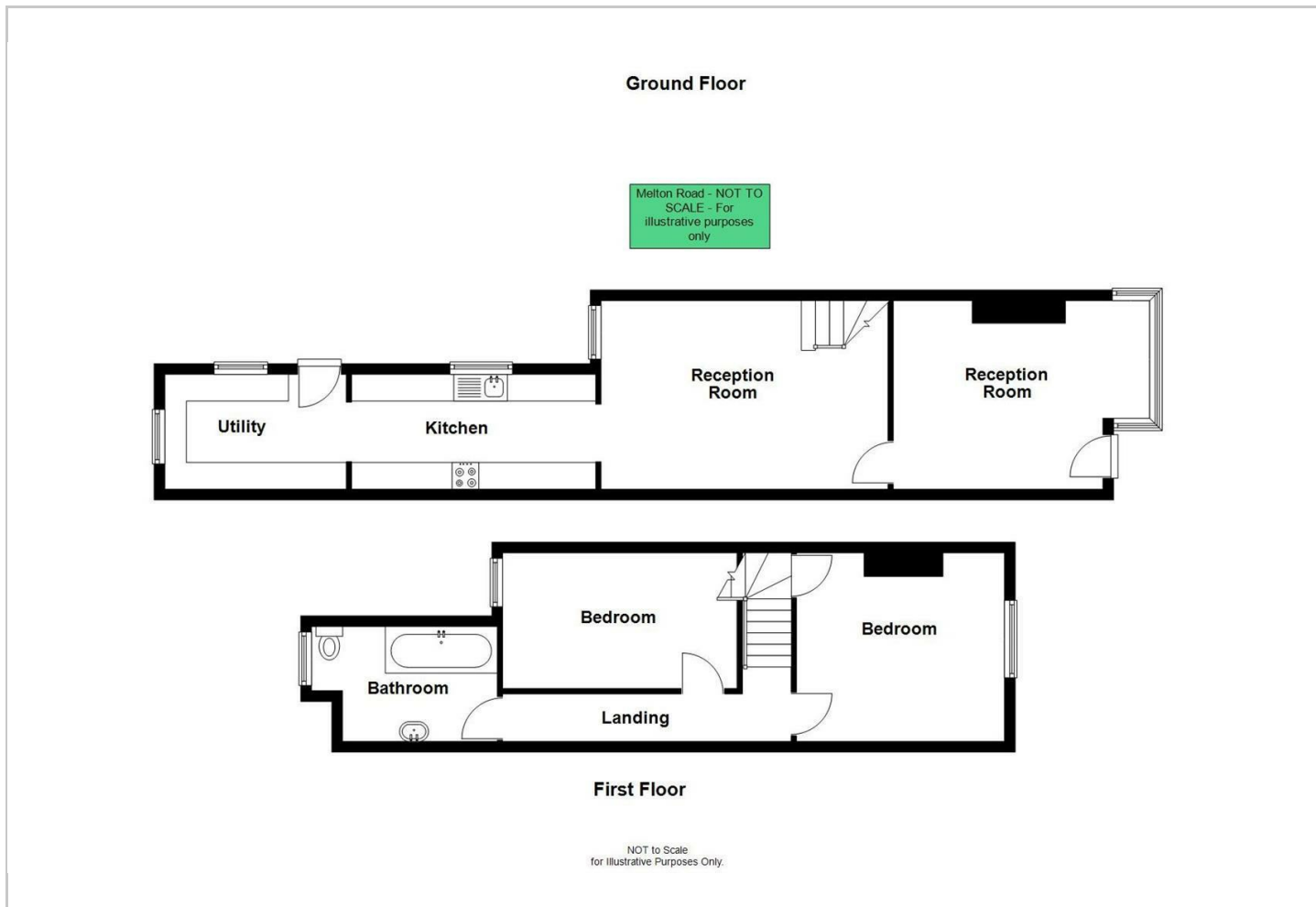
With a stones area leading to a patio area with flowerbeds to borders, lawned area with shrubs, plants and trees, side access point and finished with fencing to borders.







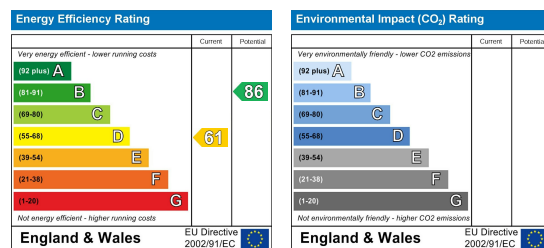
## Floor Plan



## 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



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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.