



## 235 Station Road

Kings Heath, Birmingham, B14 7TF

Offers Over £350,000



**\*THREE BEDROOM MID TERRACE HOME\*** Superb, traditional three bedroom terrace home located in this much sought after location in Kings Heath with all of local amenities including shops, restaurants, coffee shops and bars on the doorstep! The benefit of Kings Heath and Highbury Park nearby and the upcoming Kings Heath train station. The property itself has retained a wealth of period features throughout with the accommodation briefly comprising; shallow fore garden, two reception rooms, extended kitchen/diner and access to a landscaped rear garden. To the first floor there are two bedrooms, family bathroom and a further staircase gives rise to the second floor with the loft conversion offering the third bedroom. Energy Efficiency Rating TBC. 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 leading to a wooden front entry door opening into:

### Reception Room One

11'10" x 13'11" (3.62 x 4.25)

With a single glazed bay window with original stained glass windows above to the front aspect, wooden floorboards, log burning fire with tiled hearth and mantle piece, decorative coving to ceiling, ceiling light point, central heating radiator and wooden door opening into:

### Reception Room Two

11'7" x 15'9" (3.54 x 4.82)

With exposed wooden floorboards, under stairs storage area providing useful storage, door to stairs giving rise to the first floor, single glazed sash window to the rear aspect and walkway into:

### Kitchen/Diner

6'4" x 27'7" (1.95 x 8.42)

With continued wooden floorboards, central heating radiator, three double glazed windows to the side aspect, double glazed Velux window to the rear aspect and double glazed patio doors giving access to the rear garden. Kitchen with a selection of wall and base units with marble effect work surfaces incorporating two stainless steel sinks and drainer with mixer tap over, 'Neff' cooker. hob with extractor over, space for washing machine, tiling to splash backs, ceiling spotlights and wall mounted extractor fan.

### First Floor Accommodation

From the rear reception room stairs gives rise to the first floor landing with ceiling spotlights, central heating radiator, stairs giving rise to the top floor and doors opening into:

### Bedroom One

11'8" x 11'10" (3.57 x 3.62)

With two single glazed sash windows to the front aspect, ceiling light point, fireplace with tiled hearth, door opening into over stairs storage cupboard and central heating radiator.

### Bedroom Two

8'5" x 10'8" (2.58 x 3.27)

With ceiling spotlights, single glazed sash window to the rear aspect and central heating radiator.

### Bathroom

13'2" x 6'3" (4.03 x 1.91)

With double glazed opaque windows to the rear and side aspects, ceiling spotlights, ceiling extractor fan, four piece bathroom suite comprising panel bath with mixer tap over and shower attachment above, walk-in shower cubicle with shower over, wall mounted sink with mixer tap over, low flush WC, tiling to splash backs, wall mounted 'Worcester' combination boiler, airing cupboard space and ceiling spotlights.

### Top Floor Bedroom Three

11'5" x 25'6" with restricted head height (3.49 x 7.79 with restricted head height)

From the first floor landing stairs gives rise to the top

floor with exposed wooden floorboards, double glazed window to the rear aspect, Velux windows to the front aspect, ceiling spotlights and two central heating radiator.

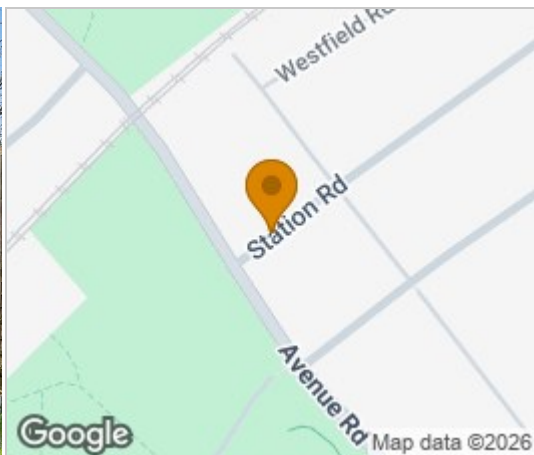
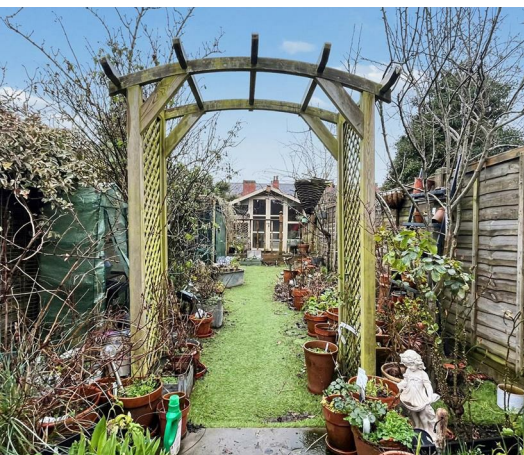
Garden

With paved patio area leading to artificial grassed area with trees and shrubs to borders with fencing surround and garden room to rear.

Council Tax

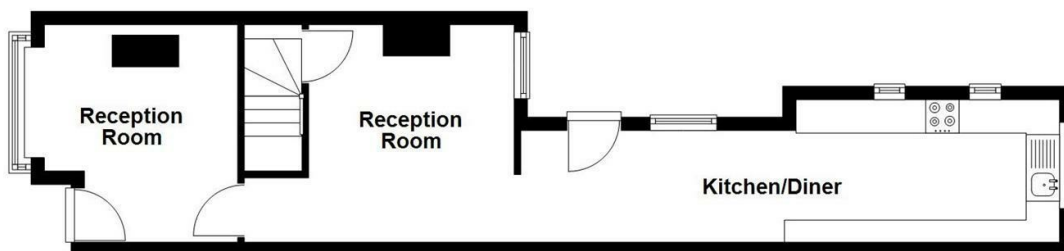
According to the Direct Gov website the Council Tax Band for 235 Station Road, Kings Heath, is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.



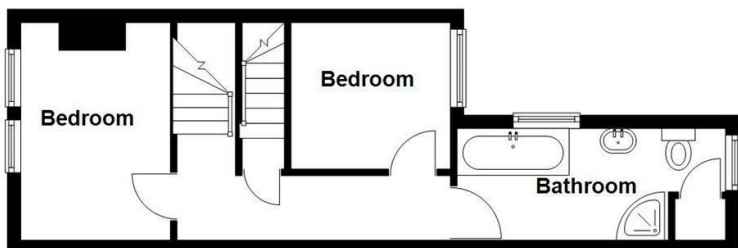


## Floor Plan

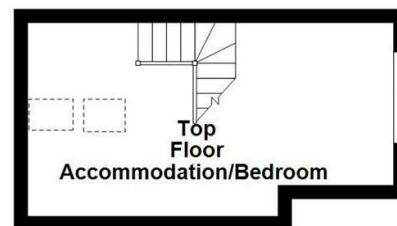
### Ground Floor



### First Floor



### Second Floor



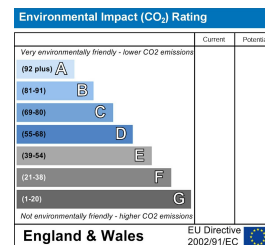
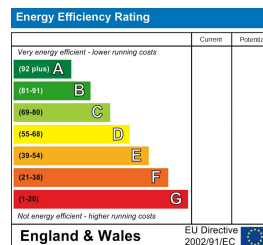
NOT to Scale  
for Illustrative Purposes Only.

Plan produced using PlanUp.

## 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



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 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.

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