



18 Stanley Road

Kings Heath, Birmingham, B14 7NB

Offers Over £385,000



****THREE BEDROOM DETACHED HOME IN NEED OF FULL MODERNISATION, IN POPULAR KINGS HEATH LOCATION WITH NO UPWARD CHAIN**** This four bedroom semi-detached family home located on Stanley Road is well situated for local Schools and offers close links to nearby Kings Heath High Street with all of its associated amenities; including coffee shops, cafes, bars, restaurants and shopping facilities and good transport links into the City Centre and upcoming train station. The property requires full renovation throughout but has ample opportunity, the property benefits from central heating and double glazing (where stated) and the accommodation briefly comprises; off road parking, porch, entrance hallway, living/dining room, kitchen/diner, garage and a garden. To the first floor there are four bedrooms and a family bathroom, separate WC and separate shower room. Energy Efficiency Rating TBD. ****FOUR BEDROOM SEMI-DETACHED HOME IN NEED OF FULL MODERNISATION, IN POPULAR KINGS HEATH LOCATION WITH NO UPWARD CHAIN**** This four bedroom semi-detached family home located on Stanley Road is well situated for local Schools and offers close links to nearby Kings Heath High Street with all of its associated amenities; including coffee shops, cafes, bars, restaurants and shopping facilities and good transport links into the City Centre and upcoming train station. The property requires full renovation throughout and benefits from central heating and double glazing (where stated) and the accommodation briefly comprises; off road parking, porch, entrance hallway, living/dining room, kitchen/diner, garage and a garden leading. To the first floor there are four bedrooms and a family bathroom, separate WC and separate shower room. Energy Efficiency Rating TBD.



Approach

With a paved driveway leading into:

Porch

With timber framed door and window, tiling to flooring, ceiling light point and door opening into:

Hallway

With tiled floor, ceiling light point, under stairs storage cupboard with window overlooking the porch, stairs giving rise to the first floor landing and doors opening into:

Living Room

24'2" x 11'4" (7.38 x 3.46)

With ceiling light point, two wall mounted electric radiators, double glazed bay window to the front aspect, double glazed patio doors giving views and access to the rear garden and bi-folding doors opens into:

Kitchen

8'11" x 14'8" (2.74 x 4.48)

With wall mounted electric radiator, tiling to flooring, wall and base units with work surfaces over, two double glazed windows to the rear aspect and side access door into:

Side Alleyway

With a gate to the front of the property and access into garage.

First Floor Accommodation

With stairs giving rise to the first floor landing with double glazed opaque window to the front aspect, ceiling light point, door opening into storage cupboard and further doors opening into

Bathroom

7'9" x 7'10" (2.37 x 2.39)

With tiled floor, double glazed opaque window to the rear aspect, bath with hot and cold taps, wash hand basin with hot and cold taps, wall mounted electric radiator and door opening into storage cupboard housing the water tank.

Separate WC

4'8" x 9'8" (1.43 x 2.95)

With tiled to flooring ceiling light point, double glazed opaque window to the rear aspect and low flush WC.

Shower Room

2'5" x 4'5" (0.75 x 1.35)

With wooden flooring, shower cubicle with Triton shower over and tiling to walls.

Bedroom One

11'4" x 16'6" (3.46 x 5.05)

With exposed wooden flooring, double glazed window to the front aspect, wall mounted electric radiator and ceiling light point.

Bedroom Two

11'9" x 10'2" (3.6 x 3.1)

With double glazed window to the rear aspect and wall mounted electric radiator.

Garage

15'8" x 7'10" (4.79 x 2.41)

With ceiling light point, double door to the front driveway, single glazed window to the side aspect and electric meter.





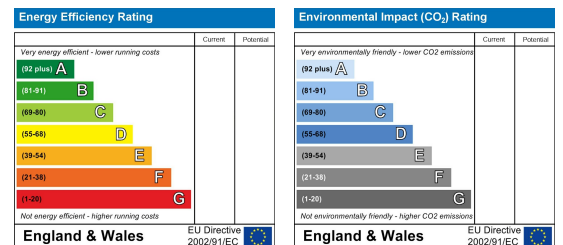
Floor Plan



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



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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk