



14 Emsworth Grove

Kings Heath, Birmingham, B14 6HY

Offers Over £350,000



QUITE CUL-DE-SAC IN KINGS HEATH Located in this quiet cul-de-sac in this much sought after position in Kings Heath, is this extended and modernised, three bedroom family home which is beautifully presented and ready to move straight into! The property itself consists of the following accommodation; front driveway, entrance hallway, open plan dual aspect living / dining room, concertina doors opening into a contemporary dining kitchen with further patio doors leading to a lovely rear garden with patio, guest WC and utility room. To the first floor there are three bedrooms and a stunning re-fitted four piece bathroom. The property also benefits from central heating and double glazing. Energy Efficiency Rating D. To arrange your viewing please call our Moseley office!



Approach

This property is approached via a driveway with ample space for two cars, leading to front entrance door and opening into:

Inner Hallway

With door leading to:

Living Room

24'6" x 9'8" x 12'9" (7.47m x 2.95m x 3.91m)

L-Shaped Room

With Laminate wood effect floor covering, three central heating radiators, two ceiling light points, chimney breast with gas fireplace, stairs giving rise to the first floor accommodation, double glazed PVC window to the front aspect overlooking the garden and double bi-fold doors leading into:

Kitchen/Dining Room

L-Shaped Room

With beige tiling to floor covering, a selection of solid wood wall and base units featuring silver handles, granite style work surfaces and back splash, integrated dishwasher, breakfast bar, double stainless steel sink and drainer with mixer tap over, skirting boards, underfloor heating, three ceiling light points, dual aspect double glazed PVC windows to the rear and side aspect, double glazed PVC double French doors leading out to the patio and further door leading into:

Utility Area

3'11" 7'3" (1.21m 2.23m)

With ceiling light point, space facility for; American style fridge/freezer, and under counter washing machine and tumble dryer. Wall mounted cabinet and double glazed PVC window to the side aspect and further door opening into:

Downstairs WC

2'3" x 7'4" (0.70m x 2.26m)

With ceiling light point, extractor fan, low flush WC and freestanding sink with hot & cold mixer tap over.

Rear Garden

With a north-facing aspect, featuring a patio area, a well-maintained lawn, flowerbeds, shrubs, and trees to sides, shed and side alley access from the front to the rear.

First Floor Landing

With stairs giving rise from the living room to the first floor landing, with doors providing access to bedrooms one-three and the bathroom.

Bedroom One

9'8" x 13'2" (2.95m x 4.03m)

With Laminate wood effect floor covering, ceiling light point, central heating radiator, double glazed PVC window facing out to the front aspect, and further door opening into storage cupboard providing useful storage space.

Bedroom Two

12'9" x 9'6" (3.89m x 2.91m)

With Laminate wood effect floor covering, ceiling light point, central heating radiator and double glazed PVC window to the rear aspect and garden.

Bedroom Three

7'6" x 9'9" (2.30m x 2.99m)

With Laminate wood effect floor covering, ceiling light point, central heating radiator, double glazed PVC window looking out to the rear aspect and pull down loft ladders leading to loft room which has been boarded for storage. (not inspected)

Bathroom

7'4" x 12'9" max (2.26m x 3.91m max)

With marble style tiling to floor covering, teal tiling to splash backs, low flush WC, bath with mixer tap over, sink in vanity with mixer tap over, walk-in shower with overhead shower, dual aspect double glazed PVC opaque windows to the side and front aspect.

Garage

13'3" x 7'6" (4.06m x 2.29m)

With ceiling light point, wall mounted Baxi boiler and doors opening to front driveway.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 14 Emsworth Grove, Kings Heath, Birmingham, B14 6HY is band D and the annual Council Tax amount is approximately £2,353.17 subject to confirmation from your legal representative.





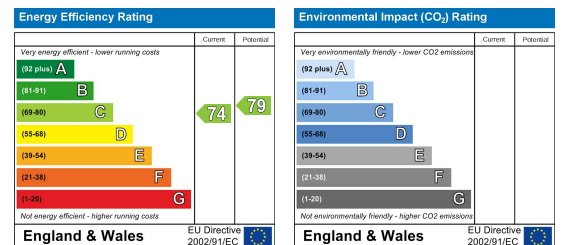
Floor Plan



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



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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