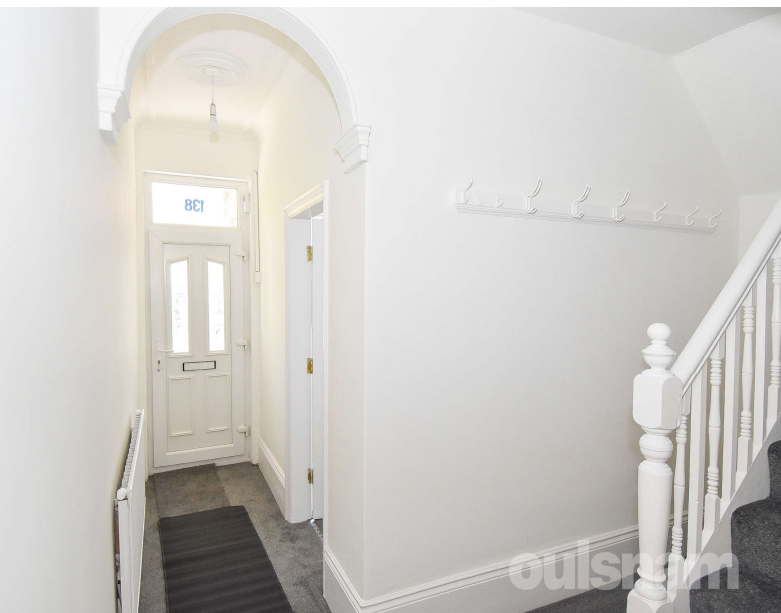
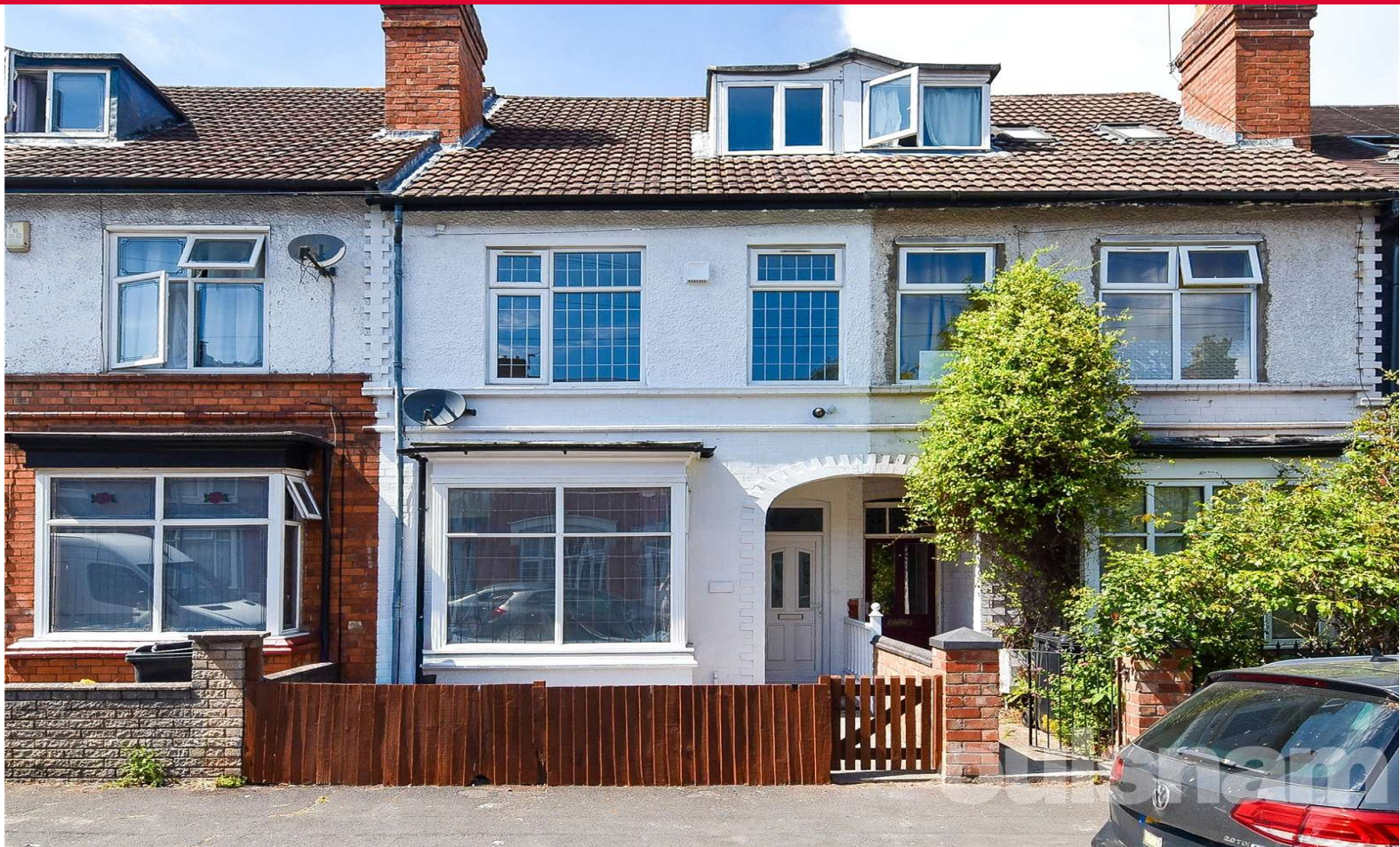


oulsnam



138 Station Road, Kings Heath, B14 7TD

Offers in the region of £389,950

EPC: D

A NICELY PRESENTED FOUR BEDROOM TERRACE RESIDENCE GIVING A FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS, FAMILIES OR INVESTMENT HAVING NO UPWARD CHAIN. The property comprises of Storm Porch, Hallway, Two Reception Rooms, Kitchen, Store Room, W.C, Two First Floor Bedrooms, Family Bathroom, Two Second Floor Bedrooms and Rear Garden.
Energy Performance: D. Council Tax Band: C.

LOCATION:

Station Road is situated off Avenue Road, Kings Heath, a suburb of south Birmingham, five miles south of the city centre. Kings Heath is a very popular area which grew around the High Street where there are many restaurants, cafes and shops plus an excellent bus and train service in and out of the city centre, including the newly built Kings Heath train station. This area is also best known for its wide range of primary and secondary schools.

Kings Heath has two parks in particular Kings Heath Park featuring a Victorian-styled tea room and Highbury Park (on the border with Moseley) both known for their unusual plants and trees.

Many of the homes in the area date back from Victorian times ranging from terraces to large Edwardian detached homes.

HOW TO GET THERE: Enter into Sat Nav: B14 7TD.

GENERAL ADVICE: Before travelling a distance to view any property, to get a feel for a locality, many think it's worthwhile exploring the setting on Google Earth / Google Maps Street View.

SUMMARY:

This well-presented terraced property is arranged over three floors and offers spacious, versatile accommodation throughout.

The ground floor is accessed via a storm porch leading into a welcoming hallway. There are two generous reception rooms, one featuring a charming bay window that allows plenty of natural light, while the second benefits from a useful built-in storage area. A series of steps leads down to the fitted kitchen, which is equipped with an integrated oven, hob, and extractor fan. A further series of steps leads down to a versatile store room, offering excellent potential for a variety of uses, such as additional storage, a utility area, or a hobby space. From here, there is access to the ground floor WC and the enclosed rear garden.

The first floor offers two well-proportioned bedrooms, together with a spacious family bathroom. The bathroom is fitted with a panelled bath, separate shower cubicle, freestanding wash hand basin, and low-level WC, providing a practical and well-appointed space.

The second floor comprises two bedrooms, one of which benefits from a useful built-in storage area. Both bedrooms feature restricted head height in places due to the character of the property, making them ideal as bedrooms, guest accommodation, or for a variety of alternative uses.

Externally, the enclosed rear garden features a concrete pathway leading to a paved patio area, which extends to the rear of the garden, providing an ideal space for outdoor seating and entertaining. There is also access to a useful cellar, offering excellent additional storage space.

GENERAL INFORMATION:

The central heating boiler is located in the bathroom cupboard.

TENURE: The agent understands the property is Freehold.

Hallway:
13'6" (4.11) x 3'2" (0.97) (min) x 11'8" (3.56) (max)

Reception Room 1:
10'9" (3.28) (max) x 12'1" (3.68) (excluding the bay window)

Reception Room 2:
11' x 11'2" (3.35m x 3.4m)

Kitchen:
11'7" x 7'3" (3.53m x 2.2m)

Store Room:
12'4" (3.76) x 4' (1.22) (min) x 7'5" (2.26) (max)

Lavatory:
3'8" x 4'5" (1.12m x 1.35m)

Bedroom 1:
12'1" x 14'5" (3.68m x 4.4m)

Bedroom 2:
11'4" x 11'2" (3.45m x 3.4m)

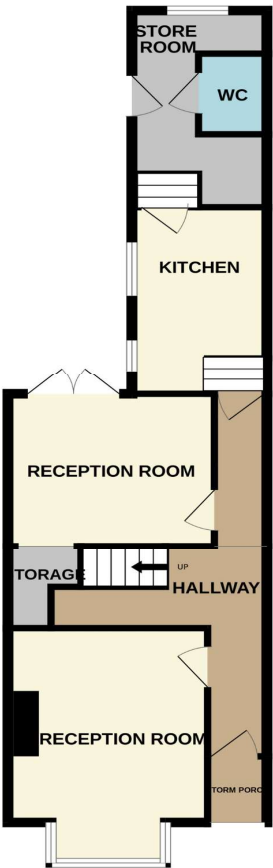
Bathroom:

7'2" x 11'6" (2.18m x 3.5m)

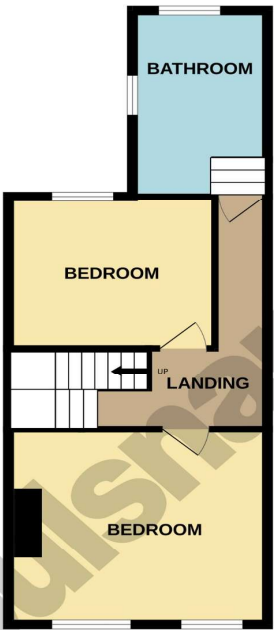
Bedroom 3:
11'6" x 14'5" (3.5m x 4.4m)

Bedroom 4:
14'5" x 8'2" (4.4m x 2.5m)

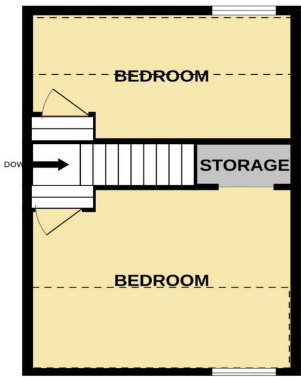
GROUND FLOOR



1ST FLOOR



2ND FLOOR





THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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