

oulsnam



4 Valentine Road, Kings Heath, B14 7AN

Asking Price £450,000

EPC: D

A FANTASTIC OPPORTUNITY TO PURCHASE THIS FIVE BEDROOM PERIOD PROPERTY IN NEED OF MODERNISATION. The property comprises of Vestibule, Hallway, Two Reception Rooms, Ground Floor W.C, Breakfast Room, Kitchen, Outdoor Store/ W.C, Cellar, Three First Floor Bedroom, Family Bathroom with Separate W.C, Two Second Floor Bedrooms and Rear Garden.
Energy Performance Rating: D. Council Tax Band: D.

LOCATION:

Valentine Road is situated in Kings Heath, a suburb of Birmingham, five miles South of the city centre. It is the next suburb South from Moseley on the A435. 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. The area is also best known for its wide range of outstanding primary and secondary schools.

Kings Heath has two delightful parks. Kings Heath Park features a Victorian-styled tea room and is well known for its unusual plants and trees. Highbury park which is located on the border of Moseley is also very popular with local residents.

Many of the homes in the area date from Victorian/Edwardian era ranging from terraces to larger family homes.

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

General Advice: Before travelling a distance to view any property, to get a feel for the locality, many think it is worthwhile exploring the setting on Google Earth/Google Street Maps.

SUMMARY:

This charming Victorian period semi-detached home offers an exciting opportunity for buyers seeking a property full of character and ready for modernisation and refurbishment. Boasting high ceilings throughout and an abundance of original period features, the property provides spacious accommodation with excellent potential to create a wonderful family home.

Upon entering, you are welcomed by an entrance vestibule leading into an impressive, full-length hallway, showcasing beautiful Minton tiled flooring and a stunning stained-glass entrance door. The hallway provides access to the principal ground floor accommodation, the staircase to the first floor, and the staircase to the cellar.

The ground floor comprises two generous reception rooms, with the front reception enjoying a beautiful bay window, while the rear reception features a door opening onto the garden. A convenient ground floor WC adds practicality for busy families and guests. The breakfast room benefits from a bay window, creating the perfect space for informal dining or a cosy seating area. Beyond is the kitchen, fitted with a range of base units, a sink, and a door providing direct access to the rear garden.

To the first floor are three generously proportioned bedrooms. The family bathroom is fitted with an easy-access bath with shower over, a wash hand basin, and an airing cupboard housing the boiler. A separate WC completes the accommodation on this floor.

The second floor offers two further bedrooms. One enjoys a dormer window, while the other provides a versatile space, ideal as a nursery, study, dressing room, or occasional bedroom, with space to accommodate a single bed.

Externally, the front of the property is block paved, while the delightful rear garden is beautifully established with a variety of flowering plants and borders. A generous lawn extends to the rear boundary, offering an attractive outdoor space with excellent potential for keen gardeners and family enjoyment. The garden benefits from side access, an outdoor w.c and store.

GENERAL INFORMATION:

Please note, probate has been granted.

Please note, there was subsidence (cracking in walls caused by a faulty drain) which has been repaired and a completion certificate is available.

Please note, there is no dropped curb.

Tenure: The agents understand the property is Freehold.

Vestibule:
3'10" x 3'3" (1.17m x 1m)

Reception Room:
12'4" (3.76) (max) x 16'8" (5.08) (into bay)

Reception Room:
10'7" (max) x 14'5" (3.23m (max) x 4.4m)

Lavatory:
3'6" x 3'9" (1.07m x 1.14m)

Breakfast Room:
12'10" x 9'11" (3.9m x 3.02m)

Kitchen:
7' x 10'1" (2.13m x 3.07m)

Bedroom:
16'10" (max) x 13'11" (5.13m (max) x 4.24m)

Bedroom:
14'5" x 10'8" (4.4m x 3.25m)

Lavatory:
3'6" x 3'9" (1.07m x 1.14m)

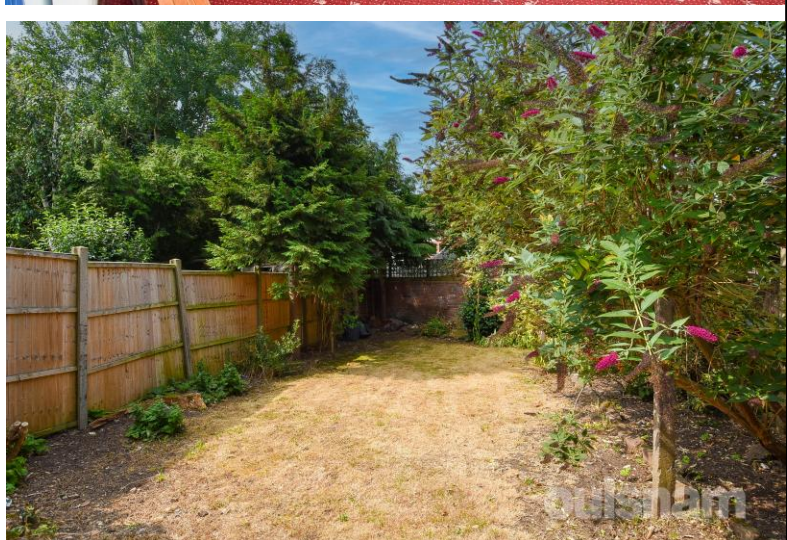
Bathroom:
8'8" x 6'8" (2.64m x 2.03m)

Bedroom:
10'1" (max) x 12'8" (3.07m (max) x 3.86m)

Bedroom:
14' (4.27) (into window) x 16'10" (5.13) (max)

Nursery/Study:
6'9" (2.06) x 10'3" (3.12) (max) x 7'6" (2.29) (min)





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.

20 High Street, Kings Heath, Birmingham, B14 7JT

Tel: 0121 444 2177 | kingsheath@oulsnam.net