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194 Alcester Road South, Kings Heath, B14 6DE

Offers in excess of £525,000

EPC: C

A FANTASTIC OPPORTUNITY TO PURCHASE THIS CHARMING FIVE BEDROOM FAMILY RESIDENCE SET OVER THREE FLOORS situated on Alcester Road South. This property comprises of Vestibule, Hallway, Three Reception Rooms, Extended Kitchen, Ground Floor W.C, Three First Floor Bedrooms With One having Ensuite Shower Room, Family Bathroom, Two Second Floor Bedrooms, Outbuilding With Store, Rear Garden and Off-Road Parking.
Energy Performance Rating: C. Council Tax Band: D.

LOCATION:

Alcester Road South, Kings Heath a suburb of south 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 independent 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.

HOW TO GET THERE: Enter into Sat Nav: B14 6DE.

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:

Situated in this popular location, this impressive three-storey Edwardian-style property offers fantastic proportions, generous accommodation and a wealth of desirable features throughout.

The property is entered via a vestibule, which leads through to a welcoming entrance hallway. From here, there is access to two well-proportioned reception rooms, separated by elegant double doors. The front reception room benefits from a bay window overlooking the front aspect and a feature fireplace, creating an attractive focal point. The front-facing windows also benefit from sound-deadening glazing, helping to reduce external noise and provide additional comfort.

An inner hallway provides access to the ground floor cloakroom, which benefits from underfloor heating, a WC, wash hand basin and LED mirror.

Continuing through the property, there is a further spacious reception room with a bay window, which leads through to the impressive extended kitchen. This fantastic space benefits from a high-quality Schüller German kitchen, offering a superb combination of style, quality and practicality. The kitchen is exceptionally well equipped with premium Neff appliances, including a combination steam oven and microwave oven, together with a Neff intelligent extractor fan. Further features include a Quooker boiling hot water tap, integrated waste disposal unit and dishwasher. There is also space for additional white goods, a double oven and a breakfast bar area, making this an ideal space for both everyday family living and entertaining.

The kitchen is further enhanced by underfloor heating, electrically operated, triple-glazed roof windows and bi-folding doors, allowing an abundance of natural light to flood the space while creating a wonderful connection with the rear garden.

The first floor offers three generous bedrooms, with one bedroom benefiting from an en-suite shower room comprising a shower cubicle, WC and vanity wash hand basin. Completing this floor is the family bathroom, fitted with a WC, separate bath, corner shower cubicle and vanity wash hand basin.

The second floor provides two further bedrooms, offering excellent flexibility for growing families, guests or those requiring additional home working space.

Externally, the property benefits from off-road parking to the front. To the rear is a fantastic garden, featuring an initial decking area leading onto a lawn, with paved patio pathways and a further decking area positioned towards the rear of the garden.

A particularly attractive feature is the versatile outbuilding, which would be ideal for use as a home office, playroom, games room or personal retreat. There is also additional storage space to the rear of the outbuilding, together with a further garden shed positioned at the bottom of the garden.

Overall, this is a fantastic opportunity to acquire a substantial and versatile Edwardian-style family home, offering spacious accommodation arranged over three floors, excellent entertaining space and a wonderful rear garden.

GENERAL INFORMATION:

Vestibule

Hallway

Reception Room

Reception Room

Reception Room

Lavatory

Kitchen

Bedroom

Bedroom

Bedroom

Ensuite Shower Room

Bathroom

Alcester Road South

Approximate Gross Internal Area
Ground Floor = 83.1 sq m / 894 sq ft
First Floor = 63.4 sq m / 682 sq ft
Second Floor = 32.6 sq m / 351 sq ft
Outbuildings = 30.6 sq m / 329 sq ft
Total = 209.7 sq m / 2256 sq ft

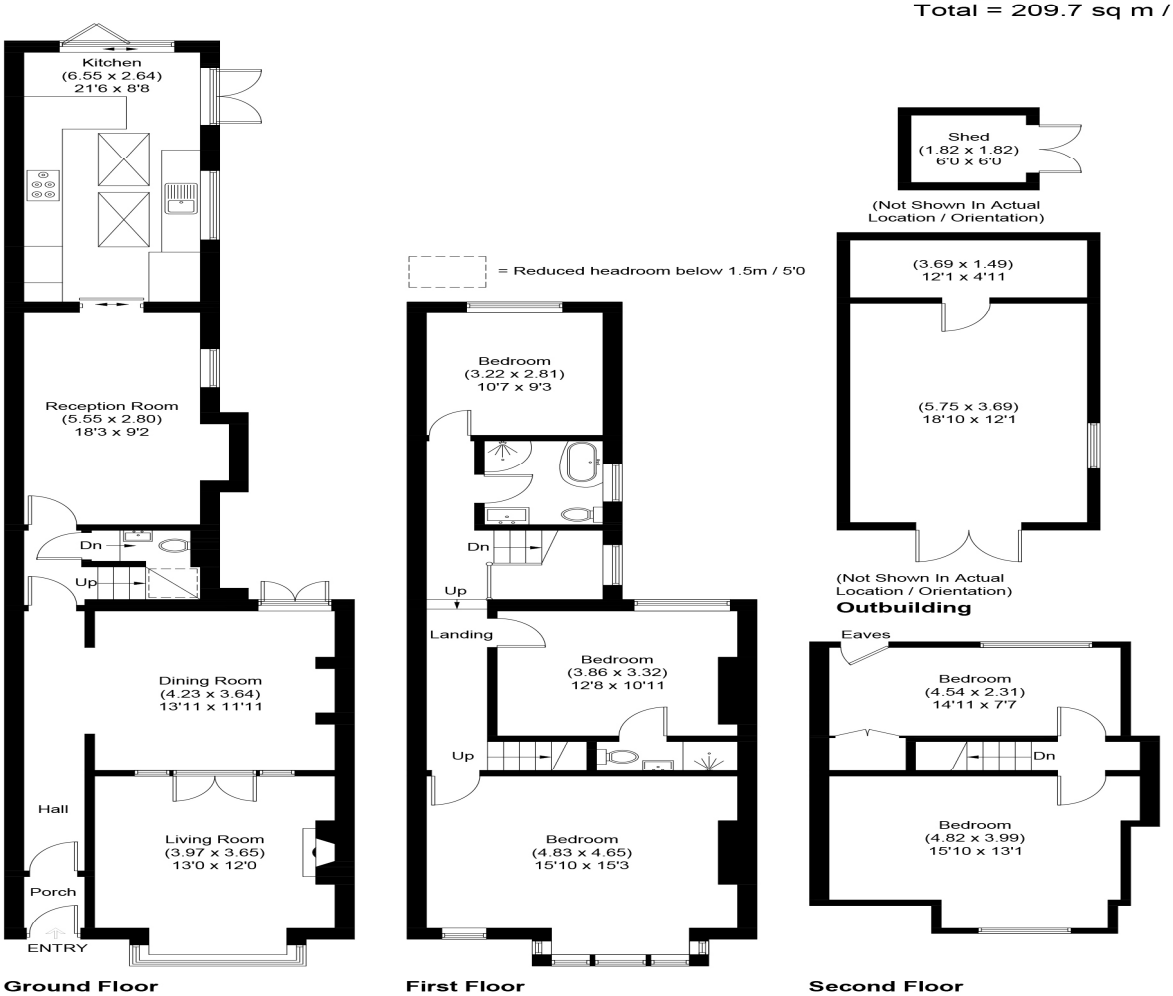


Illustration for identification purposes only, measurements are approximate, not to scale.









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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