



Gaddesby Road

Kings Heath

B14 7EX

Offers In Excess Of **£260,000**

Two-Bedroom Mid-Terraced House

799 Sq. Ft.

Open Plan Reception Room

Central Heating



Property Description

DESCRIPTION This traditional Victorian terraced home is ideally located in one of the areas most sought after roads and offers well proportioned accommodation throughout. Ideally positioned to give access to all of Kings Heath's amenities and parks the accommodation provided briefly comprises; fore garden, entrance porch, open plan reception room with staircase, breakfast kitchen and a rear garden. To the first floor there are two bedrooms.

A must view to avoid disappointment.

LOCATION Gaddesby 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 independent restaurants, cafes and shops plus an excellent bus service into and out of the city centre. The area is also best known for its wide range of outstanding primary and secondary schools and great transport links in and out of the city centre.

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.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freeholder

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - B



Floor Layout



Total approx. floor area 799 sq ft (74 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements