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- A Beautifully Presented and Extended Semi-Detached Family Home
- Four Good Size Bedrooms
- Open Plan Family Dining Kitchen
- Modern En-Suite Shower Room

Livingstone Road, Kings Heath, Birmingham, B14 6DH

Offers Over £650,000

Smart Homes Portfolio are delighted to offer to the market this beautifully presented and extended period semi-detached family home situated in a most sought after location. The property retains many original features, has been sympathetically restored throughout and offers spacious accommodation across three floors comprising two large reception rooms, extended open plan family dining kitchen, guest W.C, pantry, three good size first floor bedrooms, re-fitted family bathroom, spacious second floor master bedroom with modern en-suite shower room, side tandem garage, driveway parking, block paved courtyard patio and a delightful extensive rear garden. EPC Rating – D. Council Tax Band - D



Property Description

The property is set back from the road behind a blue brick driveway providing off road parking with a low level brick wall to front boundary, manicured hedging to side boundaries and a feature canopy porch with original wooden front door leading into

Vestibule Hallway

With Minton tiled flooring a further original part glazed door leading into

Hallway

With feature Minton tiled flooring, feature archways, ceiling cornice, ceiling light points, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, door to pantry, bespoke double glazed door leading to courtyard, double glazed window to side and stripped door leading off to





Living Room to Front

15' 9" x 12' 2" (4.8m x 3.71m) With a bespoke double glazed bay window to front elevation, wall mounted radiator, ceiling light point, wooden flooring, bespoke fitted cupboards and shelving, ceiling cornice, picture rail, feature cast iron fire with living flame gas fire, wooden mantle and granite hearth and glazed doors leading to



Sitting Room to Rear

13' 11" x 12' 2" (4.24m x 3.71m) With bespoke glazed French doors leading to courtyard patio, wooden flooring, ceiling cornice, picture rail, wall mounted radiator, ceiling light point and open fireplace with a blue brick hearth, freestanding log burning stove and a reclaimed oak surround



Superb Open Plan Family Dining Kitchen

29' 5" x 12' 1" max (8.97m x 3.68m max)

Fitted Kitchen to Side

Being fitted with a range of wall, base and drawer units with a granite work surface and matching upstand over incorporating an inset sink and drainer unit with mixer tap over. Freestanding Stoves seven burner Range cooker with two ovens, slow oven/warmer drawer and extractor hood over. Integrated dishwasher, integrated fridge/freezer, concealed gas central heating boiler, travertine tiling to floor, ceiling spot lights, two bespoke double glazed windows to the side aspect, ceiling cornice and opening into

Family Dining Area to Rear

With bespoke double glazed French doors leading to courtyard, two UPVC double glazed windows to rear, travertine flooring, wall mounted radiator, ceiling spot lights, ceiling cornice, feature log burning stove and wooden door to

Rear Porch

With a ceiling light point, travertine tiled flooring, bespoke double glazed door leading to courtyard and further door to

Guest W.C

Being fitted with a white suite comprising a low flush W.C and wall mounted wash hand basin. Obscure UPVC double glazed window to side and ceiling light point

Pantry

With quarry tiled cold slab, quarry tiled flooring, ceiling light point, space and plumbing for washing machine and floating shelving

First Floor Landing

With ceiling light points, obscure double glazed window to side, loft hatch, two radiators, door to staircase rising to second floor and doors leading off to

Bedroom Two to Front

15' 9" x 13' 4" (4.8m x 4.06m) With two bespoke sash style double glazed windows to front elevation, radiator, ceiling light point, and a feature cast iron fire with tiled inserts

Bedroom Three to Rear

13' 11" x 12' 2" (4.24m x 3.71m) With a UPVC double glazed window to rear elevation, radiator, ceiling light point, feature cast iron fireplace and under stairs storage cupboard

Bedroom Four to Rear

10' 1" x 8' 9" (3.07m x 2.67m) With a UPVC double glazed window to rear elevation, engineered wooden flooring, radiator and ceiling light point

Family Bathroom to Side

8' 2" x 6' 6" (2.49m x 1.98m) Being re-fitted with a white Burlington suite comprising of a panelled bath, separate fully tiled corner shower enclosure, pedestal wash hand basin and a low flush W.C. Schoolhouse style radiator and towel rail, wooden panelling to half height, LVT wood effect flooring, ceiling spot lights and an obscure UPVC double glazed window to the side elevation

Second Floor Master Bedroom

19' 11" max x 15' 9" max (6.07m max x 4.8m max) With some restricted head height, three Velux roof windows to front and rear elevations, radiator, ceiling spot lights, engineered wooden flooring, two fitted double wardrobes and door to

Modern En-Suite Shower Room

Being fitted with a white Burlington suite comprising of a fully tiled shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, metro tiling to splash prone areas, tiled flooring, ceiling light point and a Velux roof window

Courtyard Patio Area

With a block paved patio area, two bespoke log stores, cold water tap, two external power sockets, external lighting, double doors leading to garage and feature steps leading down to





Delightful Mature Extensive Rear Garden

Being mainly laid to lawn with block paved and decked patio areas, panelled fencing to boundaries, a variety of mature shrubs, bushes and trees and a decorative wrought iron gate leading to a further covered area with brick built storage and cleared ground suitable for use as a vegetable patch or orchard

Side Tandem Garage

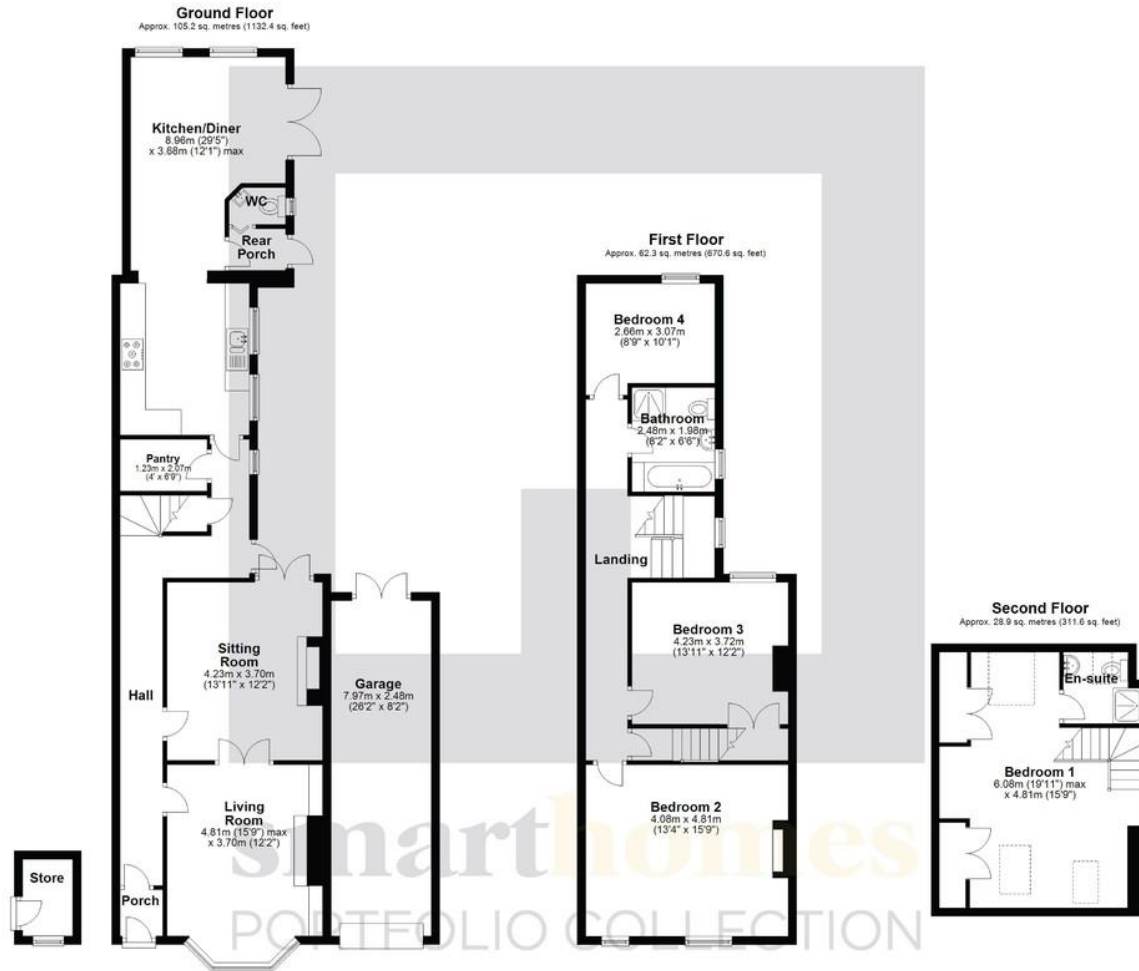
26' 1" x 7' 7" (7.95m x 2.31m) With ceiling strip lights, two power sockets, cold water tap and double opening doors to front and rear

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Jack Chapman. Current council tax band – D







Total area: approx. 196.5 sq. metres (2114.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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