



smarthomes

Goldsmith Road

Kings Heath, Birmingham, B14 7EH

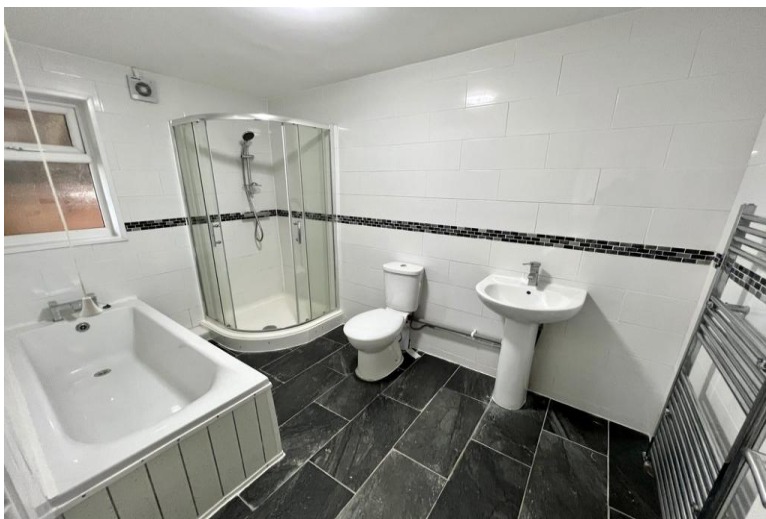
- A Unique Three Double Bedroom End Terrace Property
- Breakfast Kitchen & Three Reception Rooms
- First Floor Shower Room & Four Piece Ground Floor Bathroom
- No Upward Chain

Offers Over £425,000

EPC Rating 53

Current Council Tax Band B





Property Description

The property is set back from the road with steps to a UPVC obscure double glazed front door leading through to

Reception Room One

With two double glazed bay windows, two radiators, wood effect flooring, two ceiling light points and doors leading off to

Reception Room Two

13' 5" x 10' 9" (4.1m x 3.3m) With double glazed bay window, radiator, wood effect flooring and ceiling light point with decorative rose



Inner Hallway

With door to storage room, stairs leading to the first floor accommodation, UPVC obscure double glazed door to garden, wood effect flooring, ceiling light point and door leading through to

Reception Room Three

10' 9" x 10' 5" (3.3m x 3.2m) With double glazed window, radiator, ceiling light point, door to cellar and door leading through to



Breakfast Kitchen

15' 8" x 10' 9" (4.8m x 3.3m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for range style cooker with splashback and extractor canopy over, space and plumbing for washing machine and dishwasher, breakfast bar seating area, cupboard housing Vaillant boiler, ladder style radiator, ceiling light points, wood effect tiled flooring, double glazed window, UPVC obscure double glazed door leading out to the garden and door leading into



Four Piece Bathroom

10' 5" x 6' 6" (3.2m x 2.0m) Being fitted with a four piece white suite comprising; panelled bath, low flush WC, pedestal wash hand basin and corner shower cubicle with thermostatic shower, tiling to walls and floor, obscure double glazed window, ladder style radiator, extractor and ceiling light point



Accommodation on the First Floor

Landing

With radiator, ceiling light point, double glazed window and doors leading off to

Bedroom One

13' 1" x 12' 9" (4.0m x 3.9m) With double glazed windows to front and side elevations, two radiators and ceiling light point



Bedroom Two

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three

10' 5" x 7' 6" (3.2m x 2.3m) With double glazed window to rear elevation, radiator and ceiling light point



Shower Room

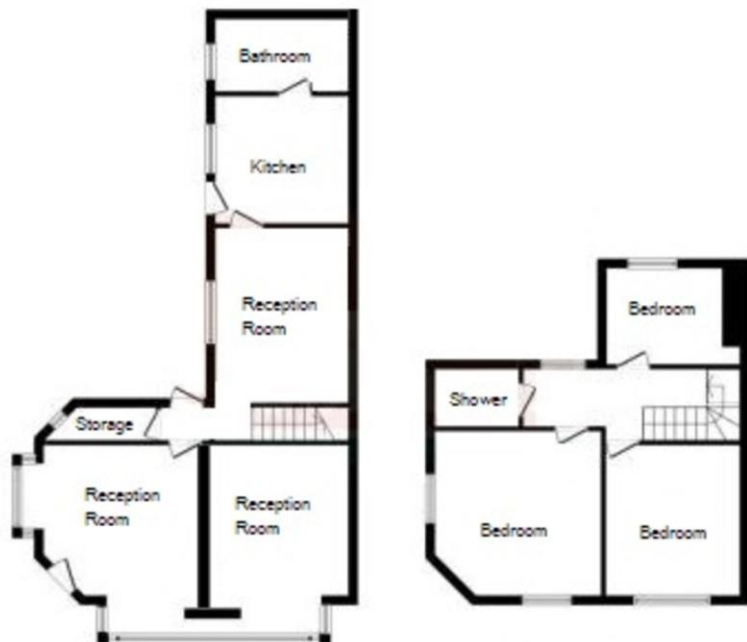
6' 6" x 3' 7" (2.0m x 1.1m) Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and wash hand basin with complementary tiling to water prone areas and floor, ladder style radiator, extractor and ceiling light point

Garden

Being paved for low maintenance with gated access, walls to boundaries and access to out-house

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 vendor. Current council tax band - B



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 53 | |
| (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 particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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.