

52 KINGSCOTE ROAD, EDGBASTON, B15 3JY



**A PARTICULARLY SPACIOUS TRADITIONAL FOUR BEDROOMED PERIOD
SEMI-DETACHED RESIDENCE SITUATED IN THIS HIGHLY REGARDED AND
SOUGHT AFTER LOCATION.
EPC BAND RATING E**

OFFERS IN THE REGION OF £575,000



Location

KINGSCOTE ROAD is a highly regarded and sought after location which is within close proximity to Harborne High Street with its excellent shopping, restaurant and cafe facilities. In addition the Queen Elizabeth Medical Complex and Birmingham University are readily accessible and there are excellent schools for children of all ages. Public transport facilities give easy access to Birmingham City Centre.



Description

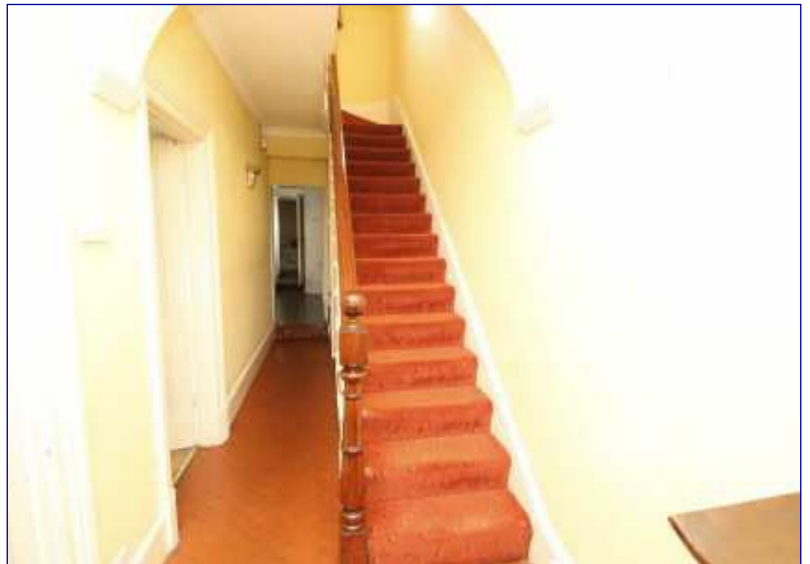
52 KINGSCOTE ROAD is a three storey period semi-detached residence which boasts many original features and has views to front over local allotments. Set back in an elevated position and enjoying gas central heating the accommodation comprises vestibule porch, reception hall with herringbone tiled floor, two reception rooms, kitchen and downstairs cloakroom. At first and second floor there are four bedrooms and bathroom and to complement the property is a delightful rear garden.

NO UPWARD CHAIN.

The accommodation comprises in more detail:

Reception Hall

Having herringbone tiled floor, staircase rising off, door to cellar with useful storage, central heating radiator, ceiling light point, centre plaster arch, cornice, wall light points and inner front door.





Front Reception Room

14'11" x 13'1" (4.55m x 3.99m)

Having original 'Baxi' open grate fireplace with tiled hearth and brass fender, two central heating radiators, cornice, ceiling light point, bay window to front with original fitted shutters, double doors through to:



Rear Reception/Dining Room

13'5" x 13'3" (4.09m x 4.04m)

Built-in book shelving and storage cupboard, central heating radiator, ceiling light point with decorative rose, 'French' doors to rear and double doors to front.



Kitchen

11'5" x 9'0" (3.48m x 2.74m)

Having sink unit and drainer with base units beneath, further matching base and wall units, plumbing for washing machine and dish washer, space for tumble dryer, gas cooker point, extractor hood, ceiling light point, wall mounted gas boiler, two windows to side.



Rear Lobby

With double door wall cupboard and door to rear garden.

Guest Cloakroom



Housing low level WC, wash hand basin, central heating radiator and ceiling light point.

On the first floor

A tread staircase leads to the first floor landing with window to rear, understairs walk-in airing cupboard and to:

Bedroom One

13'1" x 13'1" (3.99m x 3.99m)

Original fireplace with painted mantel, central heating radiator, power points, ceiling light point, sash style window to front with views to local allotment.



Bedroom Two

13'7" x 12'10" (4.14m x 3.91m)

Built-in louvred door wardrobes, central heating radiator, power points, ceiling light point, sash window to rear.





Bathroom

Part tiled bathroom comprising white suite with panelled bath and on-line shower with concertina shield, low level WC, wash hand basin, central heating radiator, 'Xpelair', window to front.



On the second floor

A further staircase leads to the second floor landing with built in storage cupboard, 'Velux' skylight and to:

Bedroom Three

13'0" 8'8" (3.96m 2.64m) Original fireplace, central heating radiator, power point, fitted book shelving, 'Velux' skylight to front, sash window to side.



Bedroom Four

19'4" (max) x 8'5" (5.89m (max) x 2.57m) Central heating radiator, power points, ceiling light point, double glazed window to rear.





Outside

The property is set back in an elevated position beyond a small fore garden and pathway with views to front over local allotments.

Rear Garden

Are principally crazy paved with raised borders, mature trees, hedging and side gate.



Views overlooking the rear garden



General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is Freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

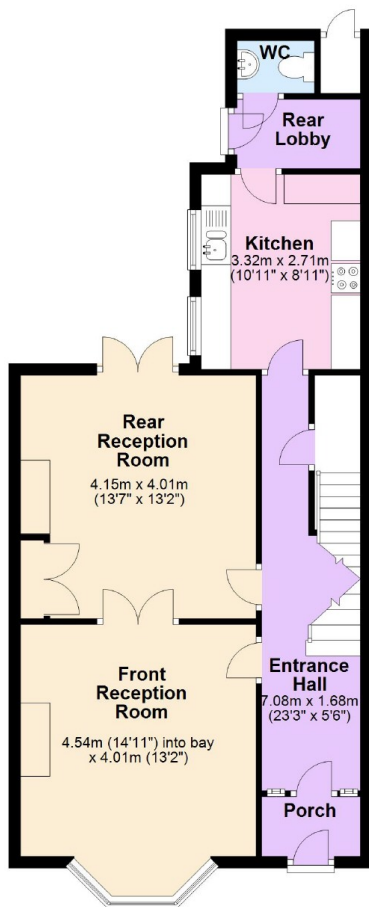
VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.





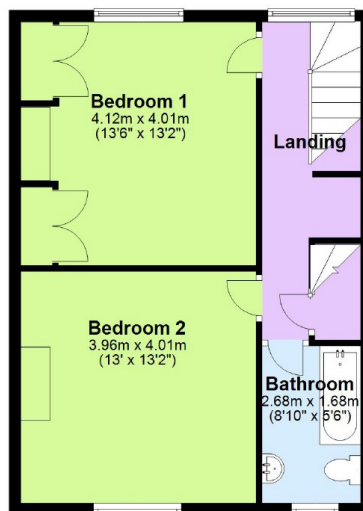
Ground Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



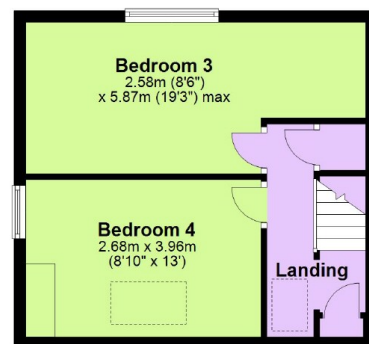
First Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



Second Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



Total area: approx. 147.1 sq. metres (1583.8 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".