



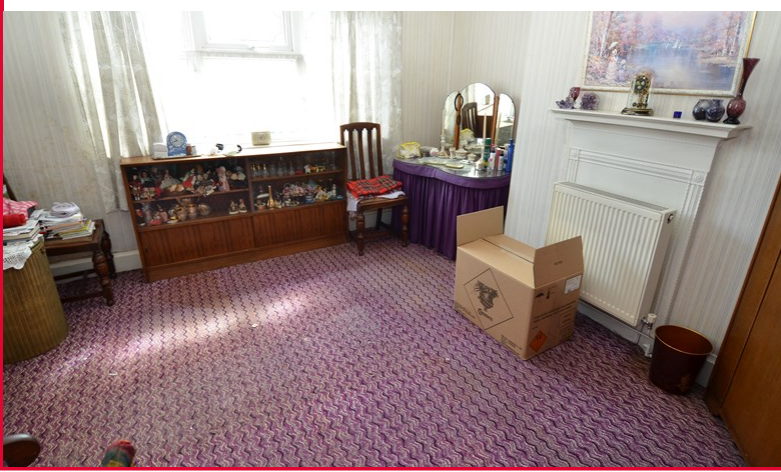
115 Taylor Road, Kings Heath , B13 0PB

Offers in Region of £295,000

EPC: D



GREAT OPPORTUNITY TO PURCHASE THIS THREE BEDROOM SEMI DETACHED RESIDENCE IN NEED OF SOME UPGRADING. This property benefits from a large rear garden, off road parking and NO UPWARD CHAIN. EP Rating D



LOCATION:

Taylor Road is situated off Alcester Road South, 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 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.

HOW TO GET THERE: Enter into Sat Nav: B13 0PB

General Advice: Before travelling a distance to view any property, to get a feel for the locality, many think it is worthwhile exploring the setting on Google Earth/Google Street Maps.

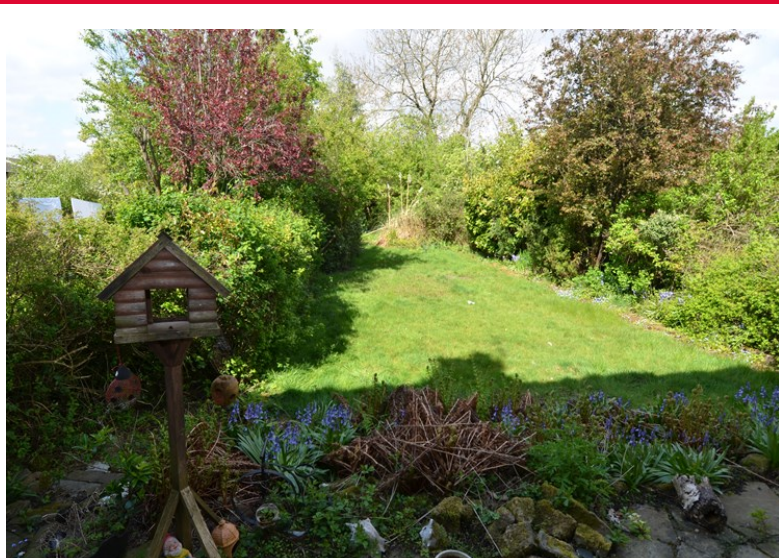
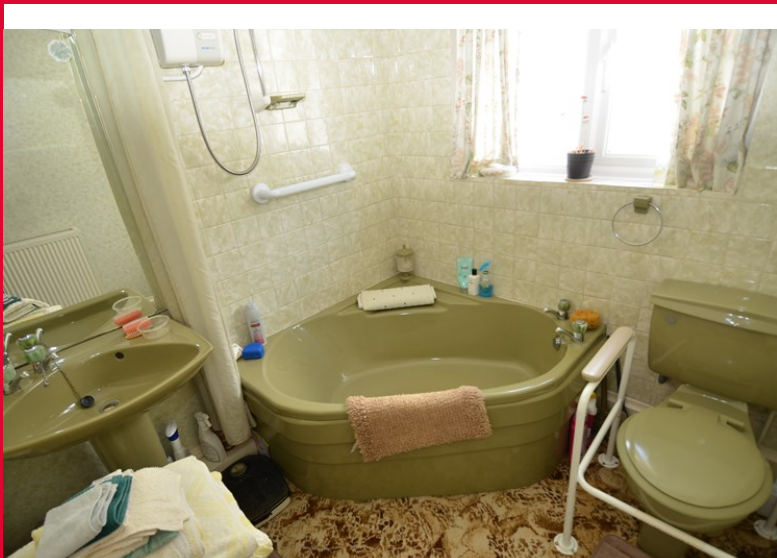
SUMMARY:

- * THREE BEDROOM SEMI DETACHED RESIDENCE WITH OFF ROAD PARKING IN NEED OF SOME UPGRADING.
- * SPACIOUS ENTRANCE HALLWAY WITH DOWNSTAIRS W/C AND CLOAK CUPBOARD.
- * FRONT RECEPTION ROOM WITH DOUBLE GLAZED WINDOW TO FRONT AND CENTRAL HEATING RADIATOR.
- * REAR RECEPTION ROOM WITH DOOR GIVING ACCESS TO REAR GARDEN AND CENTRAL HEATING RADIATOR.
- * KITCHEN IS FITTED WITH A RANGE OF BASE CUPBOARDS AND DRAWER UNITS WITH WORK SURFACE OVER, MATCHING WALL MOUNTED CABINETS, SINK AND DRAINER UNIT WITH MIXER TAP, WALL MOUNTED CENTRAL HEATING BOILER AND SPACE FOR WHITE GOODS.
- * VERANDA TO SIDE GIVING FRONT AND REAR ACCESS.
- * THREE BEDROOMS TO THE FIRST FLOOR, ALL WITH DOUBLE GLAZED WINDOWS AND CENTRAL HEATING RADIATORS.
- * BATHROOM COMPRISING A LOW LEVEL W/C, PEDESTAL WASH HAND BASIN AND CORNER BATH WITH SHOWER OVER.
- * REAR GARDEN WITH PAVED PATIO AREA, GARDEN LAID TO LAWN WITH A RANGE OF MATURE SHRUBS AND TREES TO SIDE.

GENERAL INFORMATION:

The central heating boiler is situated in the Kitchen.

TENURE: The agent understands the property is Freehold.



GROUND FLOOR

PORCH

ENTRANCE HALLWAY

FRONT RECEPTION ROOM

14' 09" x 11' 02" (4.50m x 3.40m)

REAR RECEPTION ROOM

11' 03" x 11' 01" (3.43m x 3.38m)

DOWNSTAIRS W/C

5' 10" x 2' 11" (1.78m x 0.89m)

KITCHEN

10' 04" x 7' 06" (3.15m x 2.29m)

VERANDA

FIRST FLOOR

BEDROOM ONE

13' 03" x 11' 03" (4.04m x 3.43m)

BEDROOM TWO

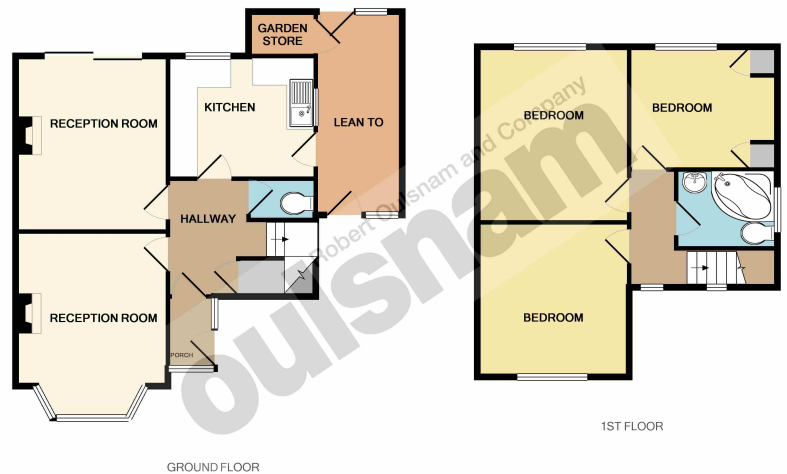
11' 05" x 11' 02" (3.48m x 3.40m)

BEDROOM THREE

10' 04" x 7' 06" (3.15m x 2.29m)

BATHROOM

6' 07" x 6' 04" (2.01m x 1.93m)



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.

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. Under the Money Laundering Regulations we are required to verify the identity of the buyer before accepting an offer.

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