

Robert Oulsnam and Company

oulsnam



42 Coldbath Road, Birmingham, B13 0AQ

Offers in the region of £195,000

EPC: F

IDEAL FOR FIRST TIME BUYERS A TWO BEDROOM MID TERRACE RESIDENCE situated in this convenient location with OFF ROAD PARKING. This property comprises of Two Reception Rooms, Kitchen, Two Bedrooms, Shower Room, Off Road Parking and Rear Garden. Lovley Views overlooking Moseley Golf Club. NO UPWARD CHAIN. EP Rating F.

LOCATION:

Coldbath Road is situated off Brook Lane, 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.

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.

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

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:

* A TWO BEDROOM MID TERRACE RESIDENCE SITUATED IN THIS SOUGHT AFTER LOCATION WITH LOVELY VIEWS OVERLOOKING MOSELEY GOLF CLUB.

* TWO RECEPTION ROOMS BOTH WITH DOUBLE GLAZED WINDOWS AND ELECTRIC FEATURE FIRES.

* KITCHEN IS FITTED WITH A RANGE OF BASE CUPBOARDS AND DRAWER UNITS WITH WORK SURFACE OVER, MATCHING WALL MOUNTED CABINETS, STAINLESS STEEL SINK AND DRAINER UNIT WITH MIXER TAP, SPACE FOR FRIDGE FREEZER AND SPACE FOR FURTHER WHITE GOODS. PANTRY CUPBOARD WITH SHELVING AND UPVC DOOR OPENING OUT ONTO REAR GARDEN.

* TWO BEDROOMS TO THE FIRST FLOOR BOTH WITH DOUBLE GLAZED WINDOWS.

* SHOWER ROOM COMPRISING OF A W.C, PEDESTAL WASH HAN BASIN AND SHOWER CUBICLE WITH WALL MOUNTED SHOWER.

* REAR COURTYARD GARDEN COMPRISING OF A PAVED PATIO AREA, GATE GIVING ACCESS TO A LAWNED AREA WITH MATURE SHRUBS.

* FURTHER GATE FROM THE GARDEN GIVING ACCESS TO CAR PARKING SPACE.

GENERAL INFORMATION:

PLEASE NOTE THIS PROPERTY DOES NOT HAVE ANY GAS CENTRAL HEATING.

TENURE: The agent understands the property is Freehold.



GROUND FLOOR

Porch

Front Reception Room:
10'11" x 10'11" (3.33m x 3.33m)

Rear Reception Room:
10'10" x 10'9" (3.3m x 3.28m)

Kitchen:
12'6" x 6'9" (3.8m x 2.06m)

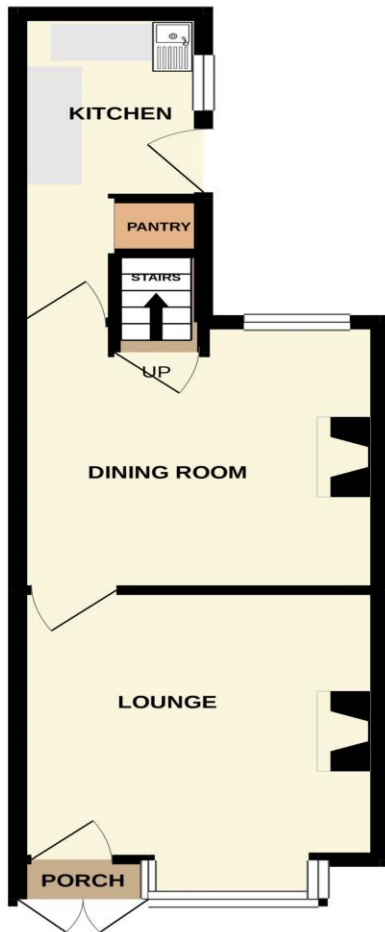
FIRST FLOOR

Bedroom One:
10'11" x 10'9" (3.33m x 3.28m)

Bedroom Two:
11' x 8' (3.35m x 2.44m)

Shower Room:
8'1" x 6'6" (2.46m x 1.98m)

GROUND FLOOR



1ST FLOOR





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.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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