

DRAKES

ESTATE AGENTS



Livingstone Road, Kings Heath, B14 6DJ

£475,000

- A Period Detached Property
- Two Double Bedrooms
- Lounge/Dining Room
- Guest WC
- Kitchen & Boiler Room
- Conservatory/Utility Room
- Modern Shower Room
- Converted Loft Space
- Large Rear Garden
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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A period detached property requiring some modernisation in a desirable part of Kings Heath. This spacious home retains some beautiful character features being offered with no upward chain and accommodation comprising in brief of porch, hall, lounge/dining room, guest WC, kitchen, boiler room, conservatory/utility room, three good size bedrooms, modern shower room, converted loft space, large rear garden and driveway for off-road parking.

Lounge/Dining Room to front - 8.69m x 3.73m (28'6" x 10'4" min 12'3" max)

Kitchen to rear - 4.78m x 3.07m (15'8" x 10'1")

Boiler Room to rear - 3.02m x 1.91m (9'11" x 6'3")

Conservatory/Utility to side - 7.44m x 4.85m (24'5" x 6'5" min 15'11" max)

Bedroom One to front - 4.52m x 3.91m (14'10" x 12'10")

Bedroom Two to rear - 3.76m x 3.91m (12'4" x 12'10")

Bedroom Three to rear - 3.07m x 2.34m (10'1" x 7'8")

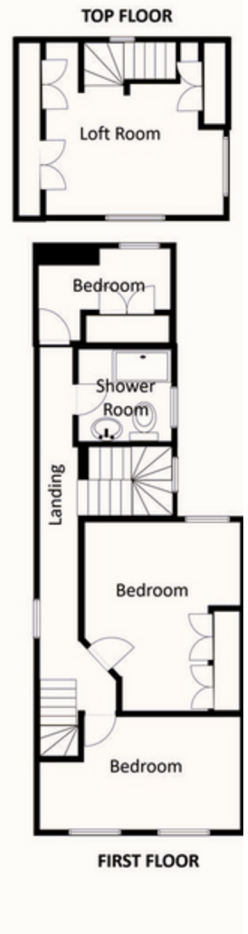
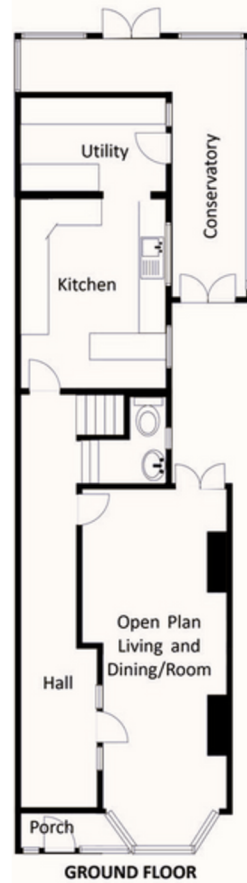
Bathroom to side - 2.06m x 2.08m (6'9" x 6'10")

Converted Loft Space - 4.98m x 4.85m (16'4" x 15'11")

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: D
EPC Rating: E
Tenure: Freehold

For illustrative purposes only, NOT to scale.



The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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