

# oulsnam



**2 Bagnell Road, Kings Heath, B13 0SJ**

**Asking Price £625,000**

**EPC: D**



**FANTASTIC OPPORTUNITY TO PURCHASE THIS FOUR BEDROOM DETACHED PROPERTY** providing an excellent family home. This property comprises of Porch, Reception Hall, Two Reception Rooms, W.C, Kitchen, Lean To, Four First Floor Bedrooms, Family Shower Room, Lean to, Outdoor W.C, Coach House, Garden and Off-Road Parking.

Energy Performance Rating: D. Council Tax Band: E.

#### LOCATION:

Bagnell Road is situated off Mossfield Road, 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, including the newly built Kings Heath Train Station.

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.

**HOW TO GET THERE:** Enter into Sat Nav: B13 0SJ.

**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:

This impressive four-bedroom detached family home occupies a desirable plot and offers generous accommodation throughout, along with off-road parking situated to the rear of the garden.

The property is entered via a porch which leads into a spacious and bright reception hall, featuring an attractive stained-glass entrance door. The hall provides access to the ground floor WC, the main living accommodation, and the staircase to the first floor. There are two well-proportioned reception rooms. The front reception room benefits from a charming bay window, while the second reception room enjoys patio doors opening directly onto the rear garden, creating an ideal space for entertaining and family living. The kitchen is fitted with a range of storage units and incorporates an integrated double oven, hob, extractor fan, dishwasher, and washing machine, together with space for a fridge freezer. An understairs pantry provides additional storage.

To the first floor are four generously sized bedrooms, one of which features a bay window. The accommodation is served by a shower room comprising a WC, freestanding wash hand basin, and walk-in shower.

Externally, the property continues to impress with a lean-to, outdoor WC, and a substantial coach house offering both ground and first-floor space, presenting a variety of potential uses subject to any necessary consents. The generous rear garden benefits from side access and features a patio area with steps leading down to a laid lawn. The garden extends to the rear where a further patio area is located, alongside the coach house. Double gates provide vehicular access to the rear, where off-road parking is available.

#### GENERAL INFORMATION:

**Tenure:** The agents understand that the property is Freehold.

**Services:** Central heating to radiators is provided by a boiler located in the Airing Cupboard.

Porch:  
4'7" x 5'5" (1.4m x 1.65m)

Reception Hall:  
9'1" x 8'11" (2.77m x 2.72m)

Reception Room:  
11'11" x 15'9" (max) (3.63m x 4.8m (max))

Reception Room:  
14'5" x 10'11" (4.4m x 3.33m)

Lavatory:  
3'11" x 5'4" (1.2m x 1.63m)

Kitchen:  
9'9" (2.97) (max) x 6'4" (1.93) (min) x 17'4" (5.28)

Bedroom:  
15'9" x 11'10" (4.8m x 3.6m)

Bedroom:  
14'6" x 10'11" (4.42m x 3.33m)

Bedroom:  
8'6" (2.6) (max) x 7'6" (2.29) x 9'10" (3)

Bedroom:  
9' x 8'10" (2.74m x 2.7m)

Shower Room:  
9'4" x 5'11" (2.84m x 1.8m)

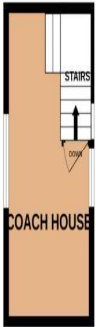
Coach House Ground Floor:  
9'1" x 17'5" (2.77m x 5.3m)

Coach House First Floor:  
Unmeasured

Outdoor Lavatory:  
5'3" x 4'8" (1.6m x 1.42m)

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### 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.

#### MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

#### 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.

#### 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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