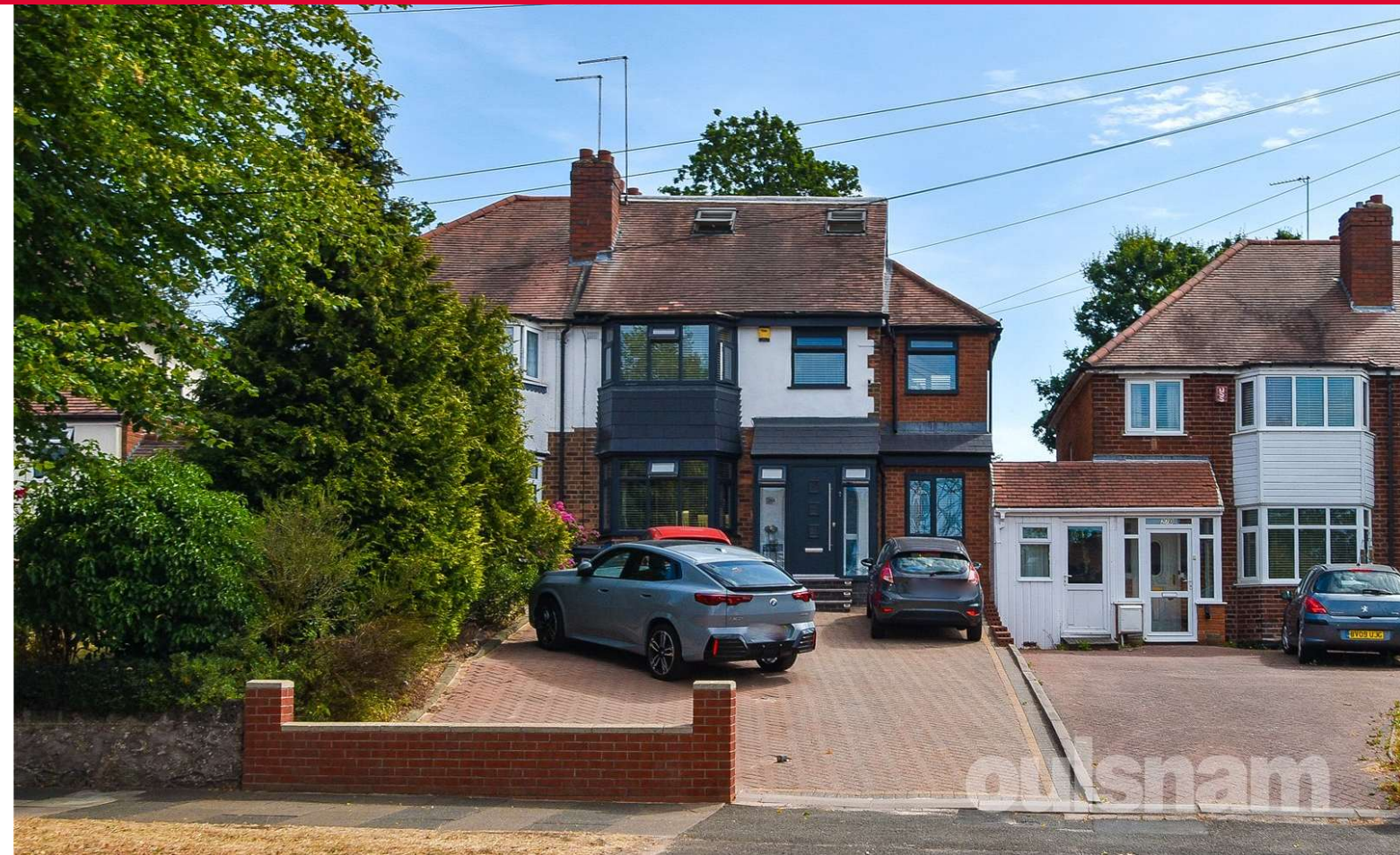


oulsnam



268 Brandwood Road, Kings Heath, B14 6LD

Offers in the region of £475,000

EPC: D

FANTASTIC OPPORTUNITY TO PURCHASE THIS WELL PRESENTED FOUR BEDROOM FAMILY RESIDENCE SET OVER THREE FLOORS. This property comprises of Hallway, Through Reception Room, Kitchen, Utility/ Playroom, Conservatory, Three First Floor Bedrooms, Family Bathroom, Second Floor Bedroom, Ensuite, Rear Garden and Off-Road Parking.
Energy Performance Rating: D. Council Tax Band: C.

LOCATION:

Brandwood Road is situated in 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 and train service in and out of the city centre, including the newly built Kings Heath Train Station. The area is also best known for its wide range of outstanding primary and secondary schools such as Colmore Infant and Junior School, Kings Edward VI Camp Hill Secondary School.

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: B14 6LD.

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:

Upon entering the property, you are welcomed by a spacious entrance hallway providing access to the ground floor accommodation, a staircase rising to the first floor, and a useful understairs storage cupboard.

The impressive through reception room offers generous living space, ideal for both lounge and dining areas, creating a versatile setting for family life and entertaining. Double doors lead through to the conservatory, which provides an additional reception area and enjoys views over the rear garden, with direct access outside.

The property also benefits from a versatile utility/playroom, offering flexibility to suit a variety of needs, whether as a utility space, home office, playroom or hobby room.

The well-appointed kitchen features a skylight, allowing plenty of natural light to flood the room. It includes an integrated dishwasher, space for a range cooker, and doors opening directly onto the rear garden, making it perfect for indoor-outdoor living.

The first floor comprises three well-proportioned bedrooms together with the family bathroom, which is fitted with a bath, separate shower cubicle, WC, and vanity wash hand basin.

Occupying the second floor is a fantastic principal bedroom offering an abundance of space. This impressive room benefits from Velux windows, built-in wardrobes, useful eaves storage, and a stylish en-suite shower room comprising a walk-in shower, WC, and freestanding wash hand basin.

Externally, the rear garden has been thoughtfully arranged with a paved patio area, ideal for outdoor seating and entertaining. A pathway leads through the centre of the garden with lawned areas to either side, extending to a second paved patio at the rear, where a useful storage shed is situated.

To the front of the property, the driveway provides ample off-road parking for several vehicles.

GENERAL INFORMATION:-

Tenure: The agents understand that the property is Freehold.

Services: Central heating to radiators is provided by a boiler located in the Kitchen.

Hallway:
5'11" x 13'10" (1.8m x 4.22m)

Reception Room:
10'11" (max) x 22'3" (3.33m (max) x 6.78m)

Kitchen:
8'8" x 18'2" (2.64m x 5.54m)

Utility Room/ Play Room:
5'7" x 13'2" (1.7m x 4.01m)

Conservatory:
13' x 9'7" (3.96m x 2.92m)

Bathroom:
5'10" x 8' (1.78m x 2.44m)

Bedroom:
10'11" (3.33) (into wardrobe) x 11'11" (3.63)

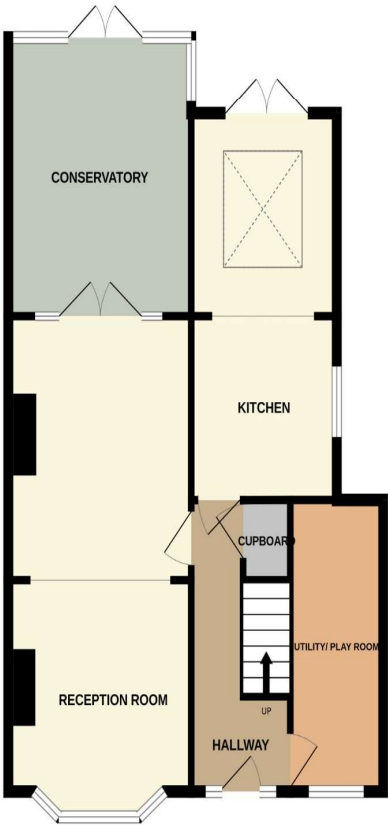
Bedroom:
9'11" x 9'11" (3.02m x 3.02m)

Bedroom:
6'8" (2.03) x 13'4" (4.06) x 5'6" (1.68)

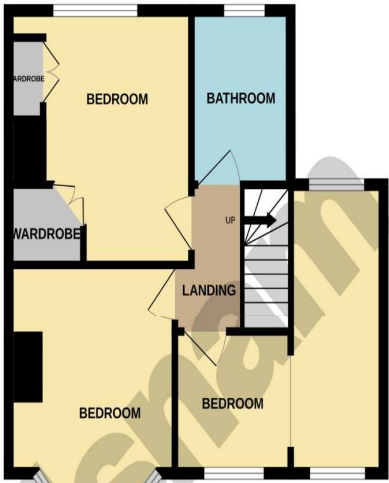
Bedroom:
15'5" x 10'8" (4.7m x 3.25m)

Ensuite Shower Room:
8'5" x 5'6" (2.57m x 1.68m)

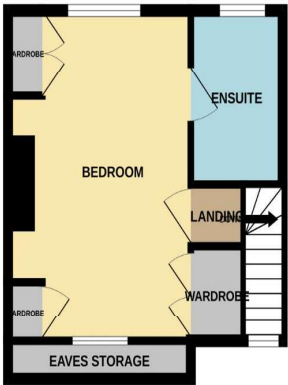
GROUND FLOOR



1ST FLOOR



2ND 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.

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.

20 High Street, Kings Heath, Birmingham, B14 7JT

Tel: 0121 444 2177 | kingsheath@oulsnam.net