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33 Brandwood Road, Kings Heath, B14 6HB

Asking Price £625,000

EPC: D

A FANTASTIC OPPORTUNITY TO PURCHASE THIS SIX BEDROOM DETACHED FAMILY RESIDENCE situated in this popular location. The property comprises of Reception Hall, Two Reception Rooms, Kitchen Diner, Ground Floor Shower Room, Four First Floor Bedrooms, Family Bathroom, Two Second Floor Bedrooms, Rear Garden, Garden Store and Off-Road Parking.

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

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 6HB.

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 and inviting reception hall, providing access to the principal ground floor accommodation, a staircase rising to the first floor, a useful understairs storage cupboard and a cloak area, ideal for coats and household essentials. The ground floor offers two generously proportioned reception rooms, providing versatile living and entertaining space. One of the reception rooms benefits from a large Velux window, flooding the room with natural light and creating a bright and airy atmosphere. The kitchen diner is well-appointed with an integrated dishwasher, a range-style gas cooker with extractor hood over, and a practical pantry cupboard, offering ample storage and making it an ideal space for everyday family living and dining. Completing the ground floor is a convenient shower room, fitted with a WC, freestanding wash hand basin, and shower cubicle.

The first floor hosts four generously sized bedrooms, all offering comfortable accommodation. The family bathroom is fitted with a WC, freestanding wash hand basin, bath, separate shower cubicle, and an airing cupboard housing the boiler.

The second floor provides two further well-proportioned bedrooms, both benefiting from Velux windows that allow plenty of natural light to fill the rooms, making them ideal as additional bedrooms, guest accommodation, or home office space.

Externally, the property is approached via a block-paved driveway providing off-road parking and benefits from a Pod Point EV charger. To the rear is a glorious, well-maintained garden featuring a pebbled patio seating area, perfect for outdoor dining and entertaining, with the remainder laid to lawn and complemented by a variety of mature shrubs and established planting, creating an attractive and private outdoor space to be enjoyed throughout the year. The rear garden does also benefit for a useful garden store to the rear and side gate access.

GENERAL INFORMATION:-

Tenure: The agents understand that the property is Freehold.

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

Reception Hall:
13'2" x 8'11" (4.01m x 2.72m)

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

Reception Room:
26'8" x 11'8" (max) (8.13m x 3.56m (max))

Kitchen Dining Room:
10' (3.05) x 17'2" (5.23) x 7'1" (2.16) x 17'4" (5.28)

Ground Floor Shower Room:
6'8" (2.03) (max) x 3'10" (1.17) x 9'3" (2.82)

Bedroom:
11'11" x 11'11" (3.63m x 3.63m)

Bedroom:
14' x 11'11" (max) (4.27m x 3.63m (max))

Bedroom:
14'7" (max) x 7'7" (4.45m (max) x 2.3m)

Bedroom:
11'6" (max) x 7'5" (3.5m (max) x 2.26m)

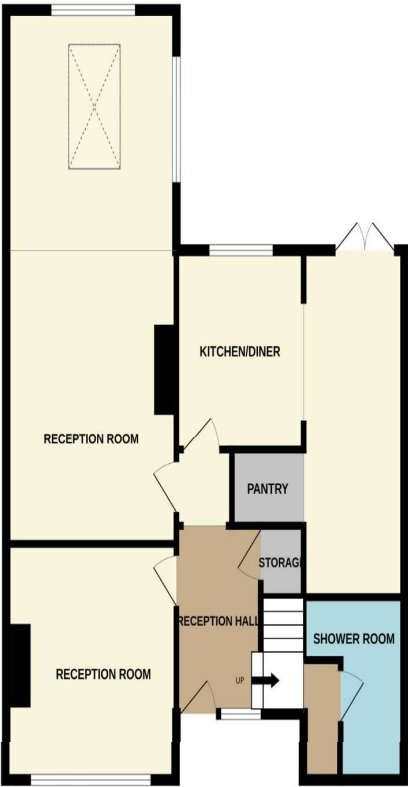
Bathroom:
8'10" (2.7) (max) x 4'11" (1.5) (min) x 10'1" (3.07)

Bedroom:
12'6" (3.8) x 6'9" (2.06) x 9'4" (2.84) (including restricted head height)

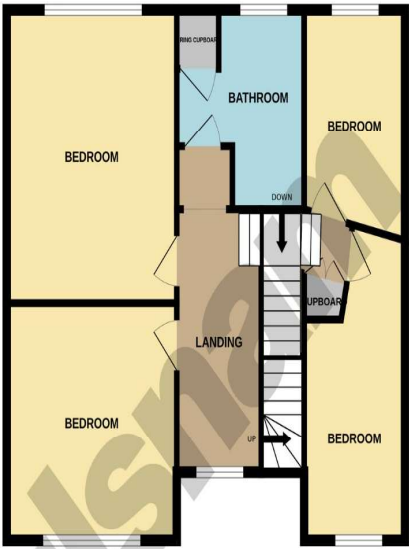
Bedroom:
18'9" (5.72) x 5'1" (1.55) x 8'9" (2.67)

Garden Store:
20'3" x 16' (6.17m x 4.88m)

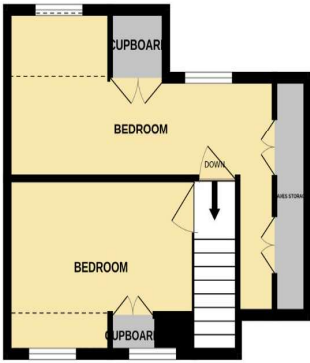
GROUND FLOOR



1ST FLOOR



2ND 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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