

oulsnam



222 Grange Road, Kings Heath, B14 7RS

Offers in excess of £200,000

EPC: D

***** NO CHAIN***** A TWO BEDROOM END OF TERRACE PROPERTY providing an excellent opportunity for First time buyers or investment. The property comprises of Two Reception Rooms, Kitchen, Two First Floor Bedrooms, Family Bathroom and Rear Garden.

Energy Performance rating: D. Council Tax Band: B.

LOCATION:

Grange Road is situated in the heart of 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 independent 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.

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 7RS.

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 two-bedroom end-of-terrace property offers well-proportioned accommodation arranged over two floors and requires modernisation, providing an excellent opportunity for buyers to update and personalise the property to their own taste.

The ground floor features a welcoming porch leading into two separate reception rooms. The front reception room benefits from a bay window, while the second reception room provides useful understairs storage and access to the kitchen and staircase leading to the first floor.

The kitchen is fitted with a range of base cupboards and matching wall-mounted units, providing practical storage and workspace. A door from the kitchen leads directly onto the rear garden.

To the first floor are two generous-sized bedrooms and a family bathroom, comprising a bath with shower over, WC, freestanding wash hand basin and a cupboard housing the boiler.

Externally, the rear garden offers a paved patio area, ideal for outdoor seating and entertaining. A pathway extends to the rear of the garden, with lawn and established shrubbery centrally positioned. The garden also benefits from convenient rear gate access.

GENERAL INFORMATION:

Please note, Probate has been granted.

The central heating boiler is situated in the bathroom.

TENURE: The agents understand that the property is Freehold.

Porch:
1'8" x 4'6" (0.5m x 1.37m)

Reception Room:
11'6" (max) x 11'5" (3.5m (max) x 3.48m)

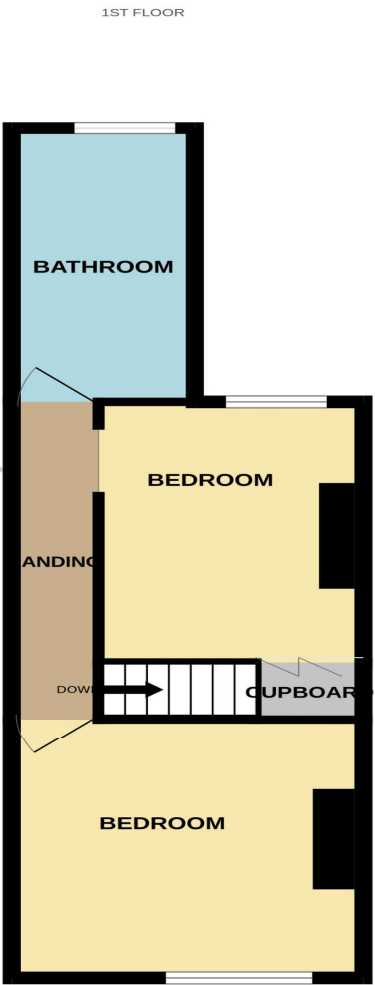
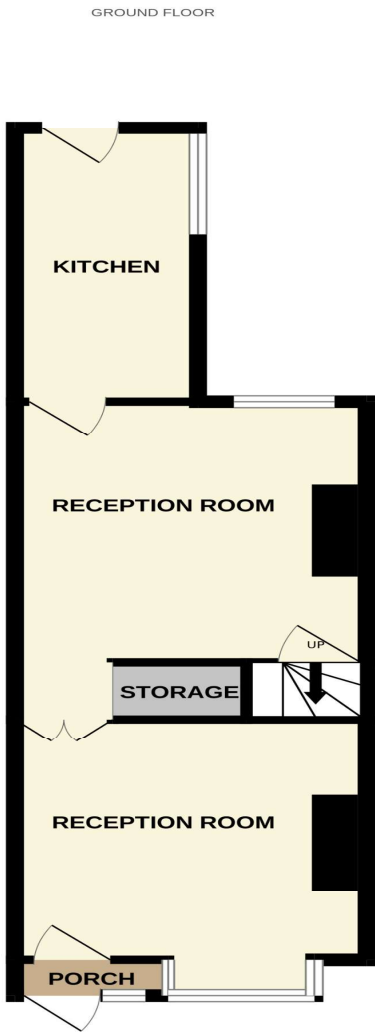
Reception Room:
11'6" (max) x 12'3" (3.5m (max) x 3.73m)

Kitchen:
12'11" x 6' (3.94m x 1.83m)

Bedroom:
11'6" (max) x 12'3" (3.5m (max) x 3.73m)

Bedroom:
8'6" (max) x 12'3" (2.6m (max) x 3.73m)

Bathroom:
6'2" x 12'11" (1.88m x 3.94m)



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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