

oulsnam



56 Livingstone Road, Kings Heath, B14 6DJ

Asking Price £575,000

EPC: D

A FANTASTIC OPPORTUNITY TO PURCHASE THIS CHARMING FOUR BEDROOM FAMILY RESIDENCE SET OVER THREE FLOORS situated on the ever popular Livingstone Road. This property comprises of Vestibule, Hallway, Two Reception Rooms, Breakfast Kitchen, Three First Floor Bedrooms, Family Bathroom, A Second Floor Bedroom with Ensuite Shower Area and Dressing Area, Rear Garden, Garage and Off-Road Parking. Energy Performance Rating: D. Council Tax Band: D.

LOCATION:

Livingstone Road, Kings Heath is a highly sought after road situated off the Alcester Road South, Kings Heath a suburb of south 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.

HOW TO GET THERE: Enter into Sat Nav: B14 6DJ.

GENERAL ADVICE: Before travelling a distance to view any property, to get a feel for a locality, many think it's worthwhile exploring the setting on Google Earth / Google Maps Street View.

SUMMARY:

A beautifully presented Victorian four-bedroom terraced property, arranged over three floors and retaining a wealth of period character throughout. The property benefits from high ceilings, attractive Minton flooring, off-road parking via a shared driveway, and a well-maintained rear garden with a detached garage accessed via double gates.

Upon entering the property, a vestibule leads into the welcoming hallway, which features beautiful Minton flooring and provides access to the ground floor accommodation, together with the staircase rising to the first floor.

The ground floor offers two generous reception rooms. The first reception room benefits from an attractive bay window, allowing plenty of natural light to flood the room, while the second reception room features a door providing direct access to the rear garden.

To the rear of the property is a spacious kitchen/breakfast room, with a bay window creating a bright and welcoming space. The kitchen is fitted with a range of units and benefits from an integrated cooker, hob, extractor fan and dishwasher, together with space for a fridge freezer and washing machine. A useful pantry cupboard provides additional storage and houses the boiler, whilst also offering potential space for a tumble dryer. A further door provides direct access to the rear garden.

To the first floor are three bedrooms, with one of the bedrooms benefiting from a useful built-in storage cupboard. The family bathroom is well appointed and comprises a vanity unit incorporating a wash hand basin and WC, a separate shower cubicle and a freestanding bath.

The second floor provides a further spacious fourth bedroom, which benefits from a dressing area and an ensuite area. There is also useful eaves storage situated opposite the bedroom, providing excellent additional storage space.

Externally, the rear garden has been beautifully landscaped and offers a combination of paved patio, decking and lawned areas. The paved patio provides space for a shed, while the decking currently provides a dedicated seating area. The lawn extends towards the rear of the garden, with a pathway leading to the garage. The garage is situated at the rear of the garden and benefits from double gate access, providing useful additional storage.

Overall, this attractive Victorian home offers generous and versatile accommodation arranged over three floors, combining period features and spacious living areas with practical modern amenities, off-road parking, a garage and an attractive rear garden.

GENERAL INFORMATION:

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

Tenure: The agent understands the property is freehold.

Vestibule:
4'3" x 3'4" (1.3m x 1.02m)

Hallway:
3'5" x 27'2" (1.04m x 8.28m)

Reception Room:
12'6" (max) x 12'3" (3.8m (max) x 3.73m)

Reception Room:
12'6" (max) x 12'3" (3.8m (max) x 3.73m)

Kitchen:
18'9" (max) x 9'4" (5.72m (max) x 2.84m)

Bathroom:
10'8" x 9'4" (3.25m x 2.84m)

Bedroom:
6'1" x 7'3" (1.85m x 2.2m)

Bedroom:
13'2" x 9'3" (4.01m x 2.82m)

Bedroom:
16'4" (max) x 12'3" (4.98m (max) x 3.73m)

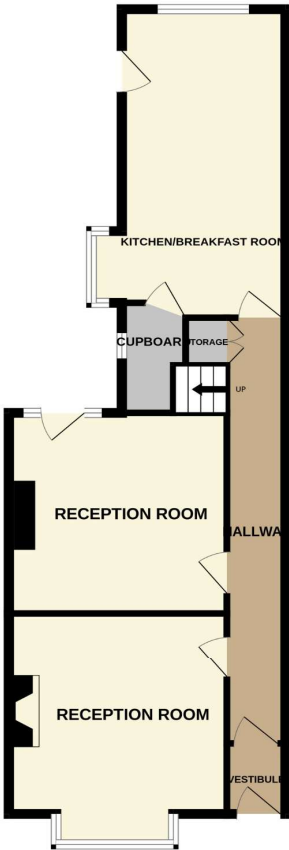
Bedroom:
11'5" x 12'3" (3.48m x 3.73m)

Ensuite Area:
6'6" (max) x 4'8" (1.98m (max) x 1.42m)

Dressing Area:
4'8" x 5'2" (1.42m x 1.57m)

Garage:
Unmeasured

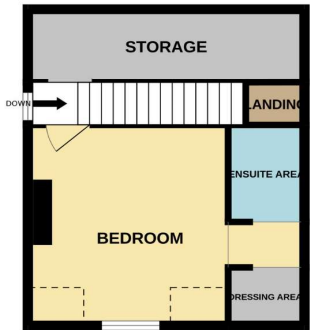
GROUND FLOOR



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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