

oulsnam



57 Dawberry Fields Road, Kings Heath, B14 6PH

Asking Price £140,000

EPC: TBC

VIEWINGS RECOMMENDED FOR THIS TWO BEDROOM GROUND FLOOR MAISONETTE WITH THE BENEFIT OF NO UPWARD CHAIN. This property comprises of Hallway, Reception Room, Kitchen, Two Bedrooms, Shower Room, Garden and Two Outhouses.

Energy Performance Rating: TBC. Council Tax Band: A.

LOCATION:

Dawberry Fields Road is situated off Brandwood Road, 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 6PH.

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:

Offered for sale is this well-proportioned two-bedroom ground floor maisonette, ideally suited to first-time buyers, downsizers or investors. The property provides generous living accommodation throughout, together with a good-sized rear garden and useful external storage.

Upon entering, a welcoming hallway provides access to the main living accommodation. The spacious reception room is positioned at the front of the property and benefits from multiple windows, allowing plenty of natural light to fill the room.

The kitchen offers space for a range of white goods and benefits from three useful storage cupboards. A door leads directly onto the rear garden, providing convenient access to the outside space.

There are two generously sized bedrooms, with one bedroom benefiting from a useful storage cupboard.

The shower room comprises a vanity wash hand basin, WC and shower cubicle.

To the rear, you step onto a paved pathway which leads through the garden towards the rear. The garden benefits from useful outhouses, providing excellent additional storage, together with side access via a right of way. The remainder of the garden is predominantly laid to lawn and extends to the rear, offering a good-sized outdoor space.

GENERAL INFORMATION:

Please note, probate has been granted.

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

Tenure: The agents understand that this property has a leasehold term of 125 years from 23 December 2002. Ground Rent is approximately £10.00 per annum and Service charge is approximately is £265.33 per annum.

Hallway:
3'6" x 15'8" (1.07m x 4.78m)

Reception Room:
14'4" x 11' (4.37m x 3.35m)

Kitchen:
8'5" x 13'4" (2.57m x 4.06m)

Bedroom:
14' x 8'11" (4.27m x 2.72m)

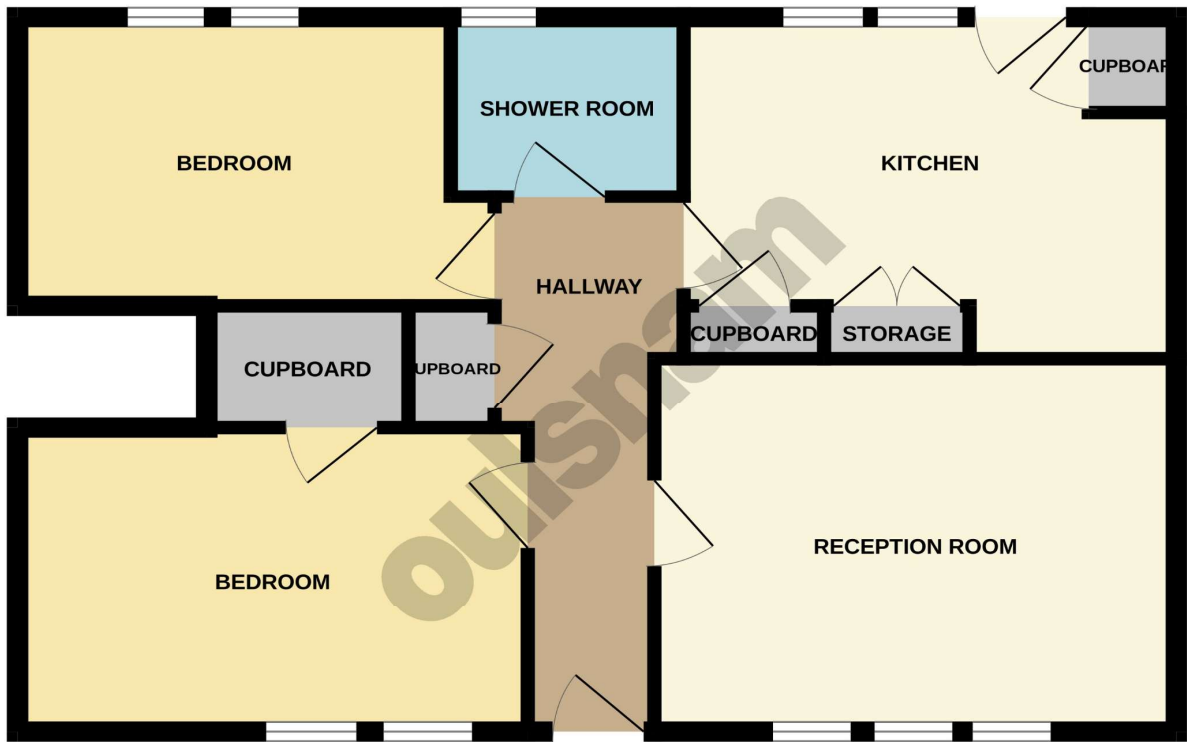
Bedroom:
11'10" x 8'8" (3.6m x 2.64m)

Shower Room:
6'5" x 5' (1.96m x 1.52m)

Store 1:
7' x 6'5" (2.13m x 1.96m)

Store 2:
2'8" x 7'2" (0.81m x 2.18m)

GROUND 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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