

oulsham



20 Woodthorpe Road, Kings Heath, B14 6EL

Offers in the region of £475,000

EPC: D

FANTASTIC OPPORTUNITY TO PURCHASE THIS THREE BEDROOM FAMILY RESIDENCE situated in this popular location. The property comprises of Vestibule, Hallway, Three Reception Rooms, Kitchen, Two First Floor Bedrooms with one having a Through Room, Family Bathroom, A Further Second Floor Bedroom and Rear Garden.

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

LOCATION:

Woodthorpe Road is situated in 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 6EL.

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 generously proportioned three-bedroom terraced property arranged over three floors, offering spacious and versatile accommodation throughout.

The ground floor is approached via a vestibule leading into the main hallway, which provides access to the ground floor accommodation and stairs rising to the first floor. There are three generous-sized reception rooms, providing excellent flexibility for a variety of uses. One of the reception rooms benefits from a useful storage cupboard and a door leading directly out to the rear garden. A further reception room, which could easily be utilised as a dining or breakfast room, provides access into the kitchen.

The kitchen offers space for a cooker, washing machine and dishwasher, together with a door providing direct access to the rear garden.

To the first floor are two generous-sized bedrooms. One bedroom benefits from a useful storage cupboard, while the second bedroom has access to an additional room, offering a versatile space that could be used as a home office, dressing room or walk-in wardrobe. Subject to the necessary alterations and suitable access being created, this space also has the potential to be incorporated as an additional bedroom.

The second floor provides a further well-proportioned bedroom, completing the three-bedroom accommodation.

Externally, the rear garden opens onto a paved pathway. An outhouse is positioned to the right, while a pathway continues through to the remainder of the garden. The garden features mature shrubbery and established plants, with a further patio area providing an ideal space for outdoor seating and entertaining. The garden also benefits from convenient side gate access.

GENERAL INFORMATION:

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

Tenure: The agent understands the property is freehold.

Vestibule:
3'4" x 4'8" (1.02m x 1.42m)

Hallway:
27'7" x 3'4" (8.4m x 1.02m)

Reception Room:
11'10" (max) x 12'10" (3.6m (max) x 3.9m)

Reception Room:
11'11" x 12'3" (max) (3.63m x 3.73m (max))

Reception Room:
11'10" x 8'11" (3.6m x 2.72m)

Kitchen:
8' x 7'11" (2.44m x 2.41m)

Store:
9'1" x 7'10" (2.77m x 2.4m)

Bedroom:
17'8" x 12'11" (5.38m x 3.94m)

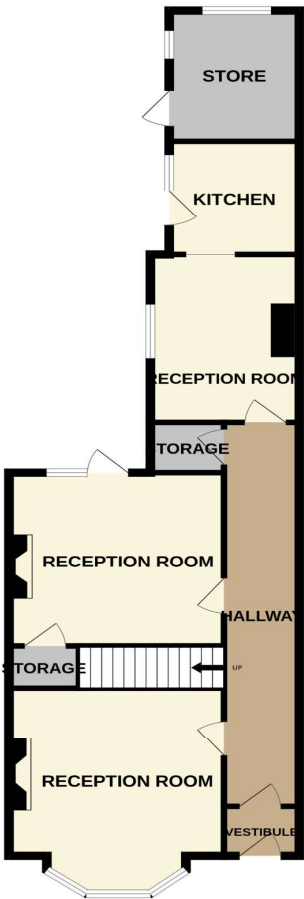
Bedroom:
8'10" x 12'9" (2.7m x 3.89m)

Room:
8'11" x 12'4" (2.72m x 3.76m)

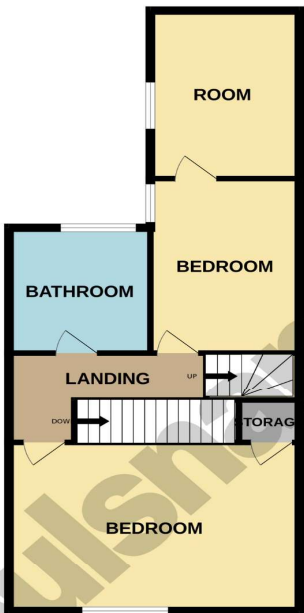
Bathroom:
8'11" x 7'4" (2.72m x 2.24m)

Bedroom:
17'8" (5.38) (max) x 16'3" (4.95) (max)

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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