

oulsnam



23 Branscombe Close, Kings Heath, B14 6PP

Asking Price £350,000

EPC: C

A FANTASTIC OPPORTUNITY TO PURCHASE THIS OUTSTANDING AND REFURBISHED THREE BEDROOM FAMILY RESIDENCE HAVING NO UPWARD CHAIN situated on the ever popular Branscombe Close. This property has been renovated to a high standard throughout and comprises of Porch, Open Plan Reception/ Kitchen, Lean To, Three First Floor Bedrooms, Family Bathroom, Separate W.C, Garden, Garage and Off-Road Parking. Energy Performance Rating: C. Council Tax Band: C.

LOCATION:

Branscombe Close 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 6PP.

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 renovated three-bedroom semi-detached house, offering generous living accommodation, ample off-road parking and the added benefit of owned solar panels.

The property is accessed via a porch, which leads directly into the impressive open-plan reception room and kitchen. This generous space provides excellent room for both living and dining areas, creating a sociable and versatile heart of the home. The kitchen is fitted with attractive shaker-style cupboards and benefits from a gas hob, double oven, extractor fan, integrated fridge freezer and slimline dishwasher.

To the first floor are three well-proportioned bedrooms, with one bedroom benefiting from a built-in storage cupboard. The family bathroom is fitted with a bath with shower over and a freestanding wash hand basin, while the WC is conveniently located separately, making this an ideal arrangement for busy households.

Externally, the property benefits from ample off-road parking and a garage, which is fitted with an electric door for added convenience.

To the rear, the property enjoys a nicely presented and low-maintenance garden. A paved patio area leads onto a laid lawn, with a further patio area beyond, complemented by decorative stone borders. A useful lean-to provides convenient front-to-back access, additional storage and extra security.

Overall, this is a well-presented and thoughtfully renovated family home, offering spacious accommodation, attractive outdoor space, ample parking, an electric garage door and the added benefit of owned solar panels.

GENERAL INFORMATION:

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

Tenure: The agent understands the property is freehold.

Porch:
4'8" x 3'10" (1.42m x 1.17m)

Reception Room:
12'6" x 23'5" (3.8m x 7.14m)

Kitchen Area:
12'4" x 6'11" (3.76m x 2.1m)

Bedroom 1:
9'7" x 10'5" (2.92m x 3.18m)

Bedroom 2:
9'3" x 11' (2.82m x 3.35m)

Bedroom 3:
9'4" x 9'3" (2.84m x 2.82m)

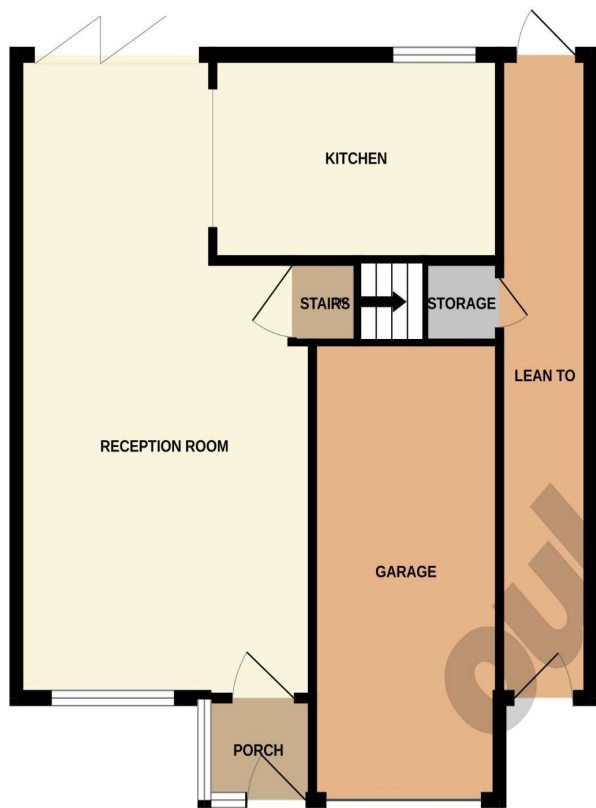
Bathroom:
6'11" x 7'5" (2.1m x 2.26m)

Lavatory:
2'11" x 3'11" (0.9m x 1.2m)

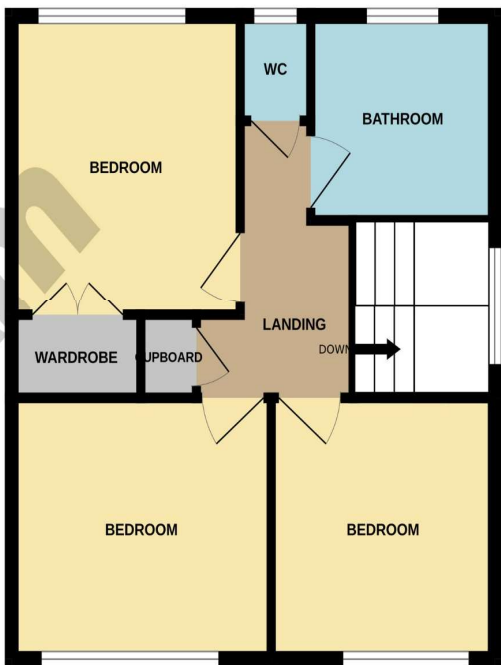
Lean To:
3'11" x 22'6" (1.2m x 6.86m)

Garage:
7'11" x 17'3" (2.41m x 5.26m)

GROUND FLOOR



1ST 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.
Made with Metrooix ©2026



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.

20 High Street, Kings Heath, Birmingham, B14 7JT

Tel: 0121 444 2177 | kingsheath@oulsnam.net