oulsnam







Apt 4, Bridge House, 3-5 High Street, B14 7BB

Asking Price £240,000

EPC: B

INCENTIVES AVAILABLE! VIEWINGS HIGHLY RECOMMENDED! This stunning, brand-new two-bedroom apartment offers modern living, with private parking available on a price-dependent, first-come, first-served basis. The properties were built with a further benefit of a 10-year warranty, providing added peace of mind. The property comprises of Entrance Hall, Open Plan Reception Room/ Kitchen, Two Bedrooms, Bathroom, Utility and Storage Cupboard.
Energy Performance Rating: B. Council Tax Band: TBC

LOCATION:

Bridge House is located on the Kings Heath High Street. Kings Heath is 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.

Kings Heath has two parks Kings Heath Park featuring a Victorian-styled tea room and Highbury Park (on the border with Moseley) both known for their unusual plants and trees.

HOW TO GET THERE: Enter into Sat Nav: B14 7BB

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:

Situated in a prime Kings Heath location, this newly built first-floor apartment offers contemporary living accommodation finished to a modern specification.

The apartment opens into a spacious entrance hallway, complete with two useful storage cupboards, one of which incorporates plumbing and provides a convenient utility space. The impressive open-plan kitchen, dining and living area creates a bright and spacious environment, ideal for both everyday living and entertaining. The modern kitchen features concrete and cobble grey slab-style cabinetry, complemented by a range of integrated appliances, including an oven, hob, extractor fan and fridge freezer.

There are two generously proportioned bedrooms, providing comfortable and versatile accommodation, alongside a contemporary bathroom fitted with a P-shaped bath and shower over, WC and vanity wash hand basin.

Further benefits include access to shared residents' amenity spaces, a secure cycle store and 11 private parking spaces available on a price-dependent, first-come, first-served basis, with EV charging infrastructure in place.

Designed with comfort, efficiency and security in mind, the apartment benefits from thermally efficient, acoustic-sealed double-glazed windows with push-button locking and restricted opening for added safety, a secure door-entry system and PAS 24-compliant multi-point locking front door. A mains-operated, Wi-Fi-compatible alarm provides additional security, while mains-operated smoke and heat detectors offer further peace of mind.

The property also benefits from a 10-year warranty, providing added reassurance for prospective purchasers.

Combining contemporary design, practical storage and excellent resident facilities, this apartment presents an attractive opportunity for first-time buyers, professionals and investors alike.

GENERAL INFORMATION:

Tenure: The agents understand that this property is leasehold. The leasehold term is 999 years from 1st January 2025. Service charge is approximately£1624.78 per year.

Entrance Hall

Open Plan Reception Room/ Kitchen

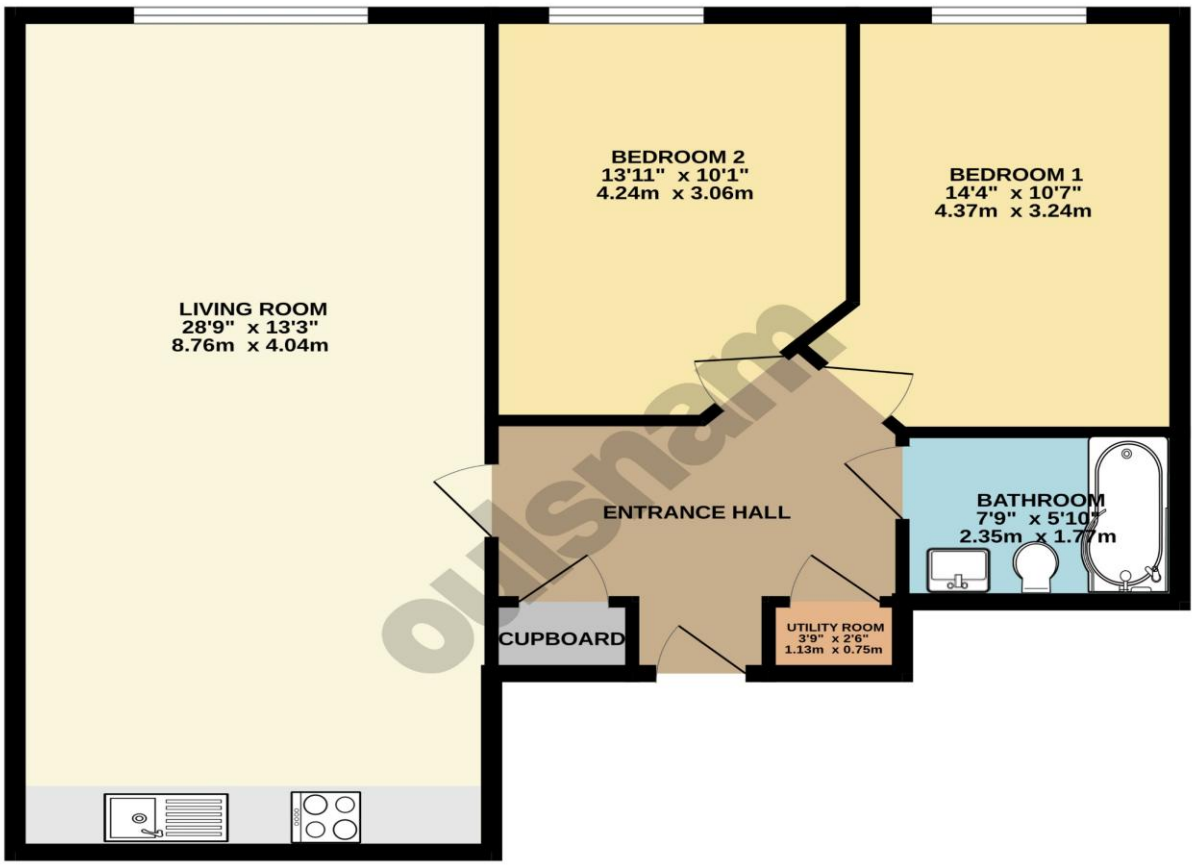
Bedroom

Bedroom

Bathroom

Utility Cupboard

Storage Cupboard



TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

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.

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

Tel: 0121 444 2177 | kingsheath@oulsnam.net