

7 POWICK ROAD  
BIRMINGHAM  
B23 7NY

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

Welcome to this well-appointed home, offering comfortable living space arranged over two floors, complemented by a private rear garden and off-road parking.

### Accommodation

#### Ground Floor:

Entrance Hall

Drawing Room

Kitchen having access to rear garden

Staircase to first floor

#### First Floor:

First floor Landing

Principal Bedroom with bow-bay-windows overlooking the front of the property\

Bedroom number two overlooking the rear garden

Family Shower room

#### Gardens and Grounds:

Tarmac driveway

Tapering fenced rear garden

EPC Rating: D

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



### Situation

Set in a well connected, predominantly residential area with period housing, local shops and schooling nearby. It offers solid transport links into central Birmingham and surrounding areas for both public transport users and motorists. Rosary Catholic Primary School is nearby in Saltley, serving the local community.

Local high-street shops, takeaway spots, small services, and independent businesses are scattered along Slade Road and surrounding streets. Nearby essentials such as grocery shops, hairdressers, and small trade operators exist within walking distance along Rosary and Slade Road. The nearest railway station is Gravelly Hill, essentially within walking distance from the address. A comprehensive network of bus routes run by Transport for West Midlands serves the area, providing frequent direct links into Birmingham city centre and surrounding suburbs via key conduits like Kingsbury Road and the A38.

### Description of Property

#### Ground Floor

Upon entering, you are greeted by a welcoming Entrance Hall, setting the tone for the rest of the home. The Drawing Room features a bow-bay windows that allow for plenty of natural light, and a door that opens directly onto the back garden, ideal for entertaining or relaxing outdoors. The Kitchen is well-positioned with convenient access to the rear garden. A staircase from the hall leads to the first floor.

#### First Floor

The First Floor Landing provides access to both upper-level rooms. The Principal Bedroom is a spacious and light-filled room with bow-bay windows overlooking the front of the property. Bedroom Two enjoys views of the rear garden and is ideal as a guest room or home office. The floor is completed by a modern Family Shower Room.

### Gardens and Grounds

Outside, the property benefits from a tarmac driveway providing off-street parking. The rear garden is tapering and fenced, offering a private outdoor refuge for gardening, recreation, or entertaining.

### Directions from Aston Knowles

Start at 8 High Street, Sutton Coldfield (B721XA). Head south on High Street / A5127 towards the city centre. Continue on A5127, then take the A38 (Holyhead Road) heading into Birmingham. Stay on the A38 past Erdington, continuing southwest. Exit onto Powick Road (B23 7NY) in the Stockland Green / Gravelly Hill area of Birmingham. Turn into Powick Road.

### Terms

Local Authority: Birmingham

Tax Band: B

Broad band speed: 150 Mbps Full Fibre, 500 Mbs is also available

### Services

We understand that mains water, gas and electricity are connected.

### Fixtures and Fittings

These particulars are intended only as a guide and must not be relied upon as statements of fact.

### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

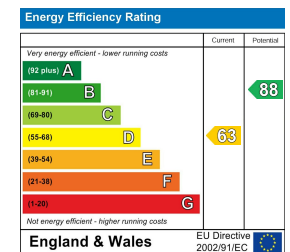
### Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.





Details prepared October 2025  
Photos taken October 2025



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**8 High Street, Sutton Coldfield, B72 1XA**

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