



melvyn
Danes
ESTATE AGENTS

Haunch Lane

Kings Heath

Offers Around £440,000

Description

An ideal location for this most versatile extended traditional semi detached house in this popular and convenient location in Kings Heath.

Close to well regarded schools including King Edward Camp Hill Grammar school with the benefit of local shops on Haunch Lane and Yardley Wood Road, the property benefits from easy access to Kings Heath centre where there is a variety of shops, restaurants and hostelrys along the Alcester Road. There is access also via the main A435 to junction 3 of the M42 motorway (via the Hollywood bypass) forming part of the midlands motorway network with access to the M5, M6, and M40.

There are railway stations at Yardley Wood and Kings Norton and Kings Heath in spring 2026 offering commuter services between Birmingham and Stratford upon Avon and local bus services provide access to the City of Birmingham. Regular bus services operate locally providing access to Birmingham City Centre and the surrounding suburbs.

Set back from the road via a walled front block paved driveway, a UPVC double glazed door opening into the porch with doors into the welcoming hallway with doors to the two reception rooms and kitchen diner with door into the large garage with utility area, store, ground floor WC and access to the front, side and rear garden.

On the first floor landing there are doors to four generous bedrooms, bathroom and separate WC.

The rear garden has a block paved patio leading to lawn with fencing to boundaries.



PORCH

HALLWAY

DINING ROOM

15'10 into bay x 14'6 max (4.83m into bay x 4.42m max)

EXTENDED LOUNGE

22'3 x 11'11 (6.78m x 3.63m)

EXTENDED KITCHEN DINER

15'10 x 9'1 (4.83m x 2.77m)

LANDING

BEDROOM 1

16'1 x 12'1 (4.90m x 3.68m)

BEDROOM 2

14'4 into bay x 12'1 (4.37m into bay x 3.68m)

BEDROOM 3

13'7 x 8'0 (4.14m x 2.44m)

BEDROOM 4

9'1 x 8'9 (2.77m x 2.67m)

BATHROOM

SEPARATE WC

LARGE SIDE GARAGE

37'8 max x 11'1 max (11.48m max x 3.38m max)

With store, WC, utility area, side, rear and front access.



TENURE: We are advised that the property is FREEHOLD

BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 19/01/2026. Actual service availability at the property or speeds received may be different.

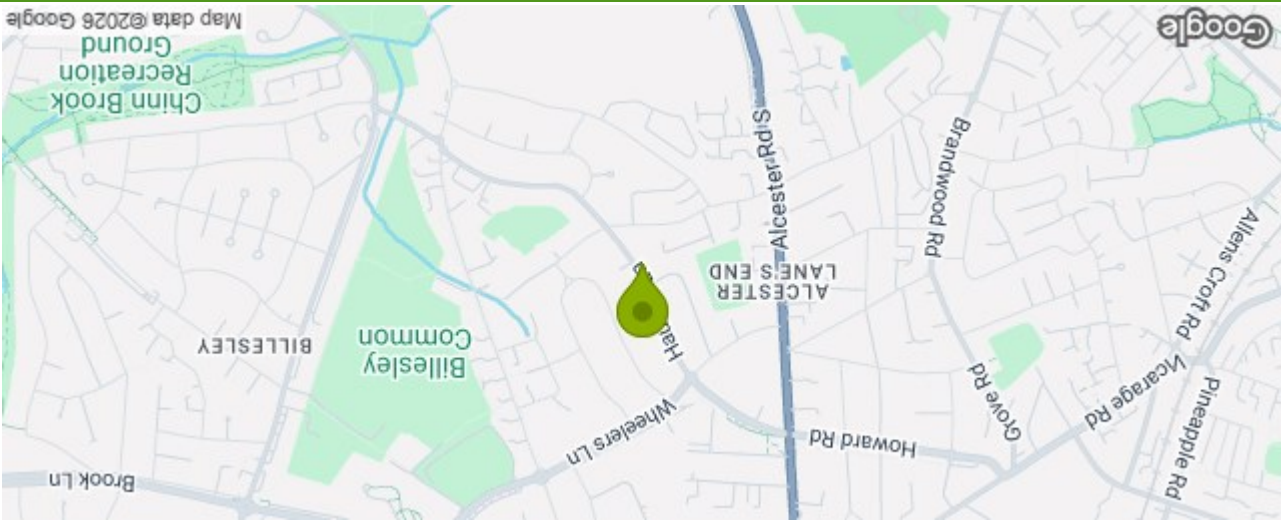
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



121 Haunch Lane Kings Heath Birmingham B13 0PA
Council Tax Band: D

Energy Efficiency Rating		
Very energy efficient - lower running costs	A (92 plus)	Potential
	B (81-91)	
Not energy efficient - higher running costs	C (69-80)	Current
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
EU Directive 2002/91/EC		

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Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.