melvyn Danes
ESTATE AGENTS

Camford Grove

Kings Heath

Offers Around £310,000

Description

This extended and well presented detached property in this quiet cul de sac is ideally situated for the local amenities.

Close to local primary schooling and secondary schools, Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at the Maypole, including Aldi and Sainsburys and easy access to the Alcester Road onto Kings Heath and Moseley.

The property is situated within a short drive to Shirley along Maypole Lane and one can continue beyond Alcester Road to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

There are railway stations nearby at Kings Heath, Yardley Wood and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

Set back from the road via a gated front driveway, a part glazed front door opens into the porch with further door into the hallway with stairs to the first floor accommodation and doors into the dining room and lounge to the rear with doors to the extended modern kitchen diner and utility with WC and doors to the front driveway and rear garden.

On the first floor landing there are doors to three bedrooms and a bathroom.

The rear garden has a patio area with with gated access to a substantial lawn, rear hard standing and gated rear access, courtesy door to the rear garage and fencing and hedges to boundaries.

Accommodation

PORCH

HALLWAY

DINING ROOM
12'10 into bay x 9'10 (3.91m into bay x 3.00m)

LOUNGE
15'5 x 12'3 (4.70m x 3.73m)

EXTENDED MODERN KITCHEN DINER
17'2 x 6'11 (5.23m x 2.11m)

UTILITY WITH WC

LANDING

BEDROOM 1
12'11 into bay x 10'1 (3.94m into bay x 3.07m)

BEDROOM 2
12'10 x 10'1 (3.91m x 3.07m)

BEDROOM 3
6'5 x 5'10 (1.96m x 1.78m)

BATHROOM

REAR GARDEN

REAR GARAGE

SIDE GARAGE
16'0 x 7'3 (4.88m x 2.21m)

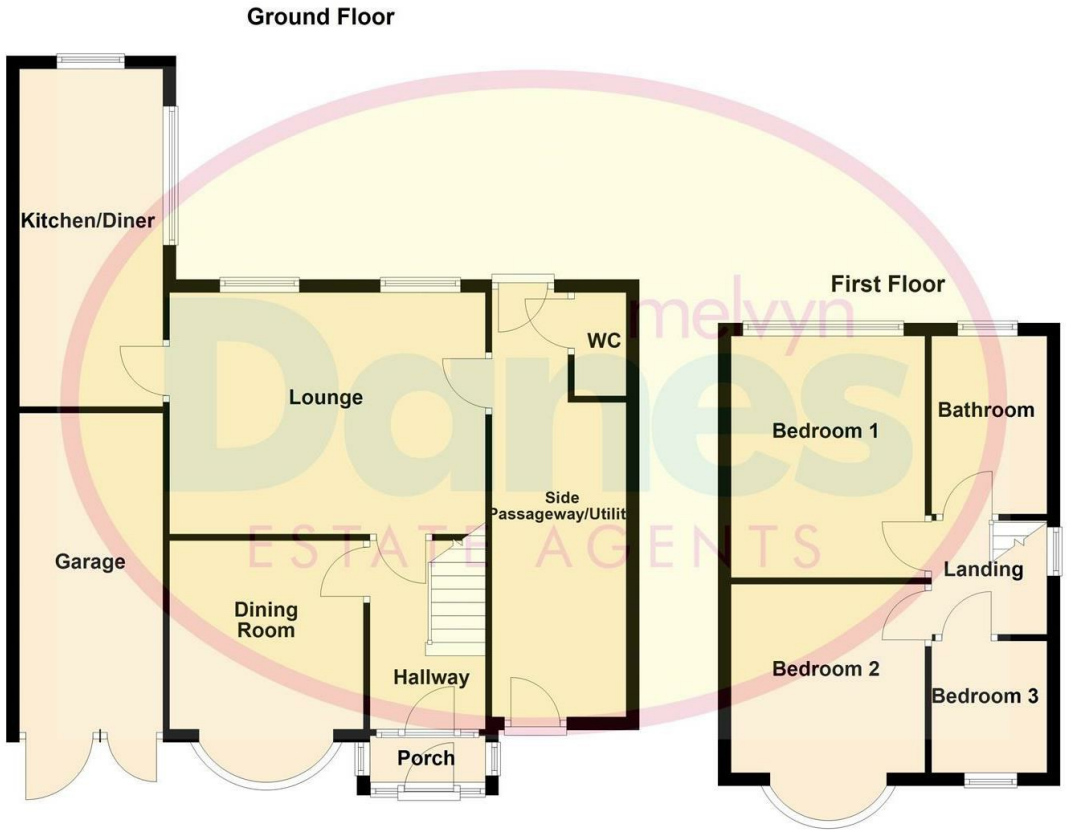
TENURE: We are advised that the property is freehold.

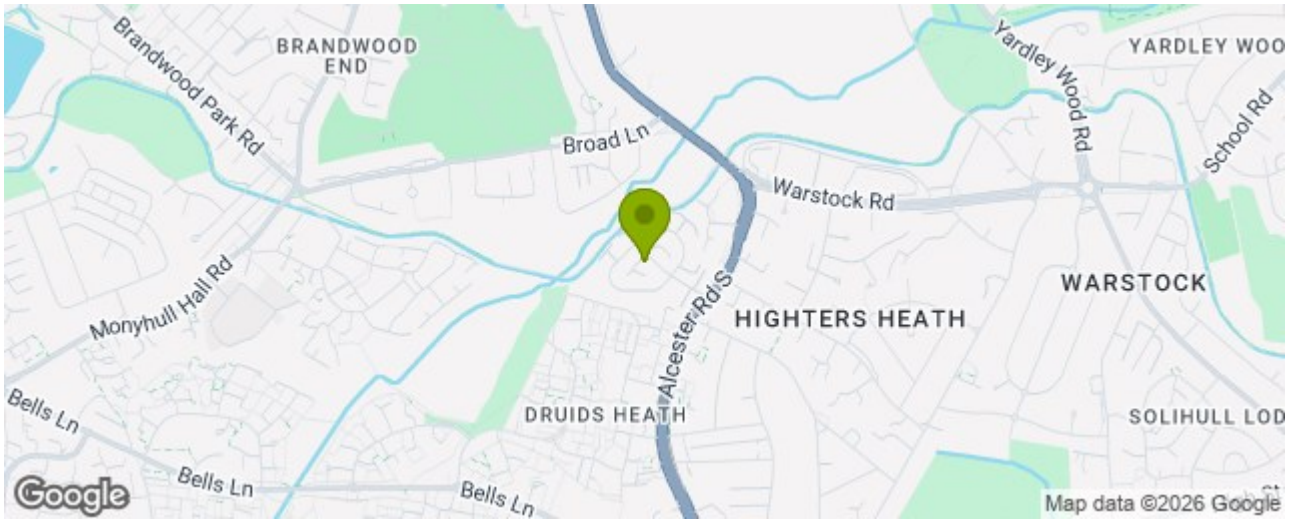
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 14/05/2026 we understand that the standard broadband download speed at the property is around 17 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 2000. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage 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.

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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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.





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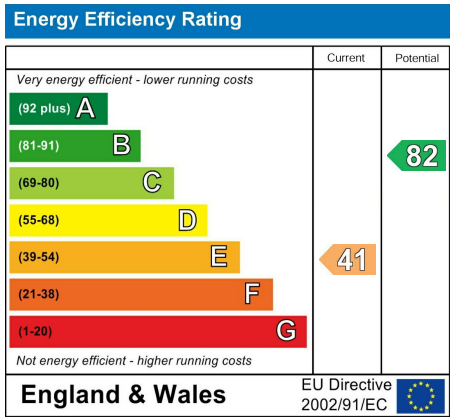
Council Tax Band: C



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.

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