



melvyn
Danes
ESTATE AGENTS

Branscombe Close

Kings Heath

Offers In Excess Of £260,000

Description

An ideal location for this semi detached house close to the local amenities of Kings Heath.

There are well regarded local primary and secondary schooling nearby including King Edward Camp Hill. Education facilities are subject to confirmation from the Education Department.

Local shops can be found nearby In Kings Heath and Kings Norton Green with bus routes to Kings Heath, Maypole and Birmingham City centre.

Just a short drive down the A435 Alcester Road is junction 3 of the M42 forming the hub of the Midlands motorway network.

There are railway stations close by in Kings Norton, Wythall and Yardley Wood offering commuter services between Birmingham and Stratford upon Avon.

Set back from the road via a front driveway with lawned front garden, UPVC double doors open into the porch with guest cloaks WC and door into the hallway with stairs to the first floor accommodation and doors to the lounge diner and kitchen.

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

The rear garden has a paved patio with lawn, fencing to boundaires and gated sdide access

The integral garage has an up and over door to the front.



PORCH

GUEST CLOAKS WC

HALLWAY

LOUNGE DINER

16'1 max x 16'8 max (4.90m max x
5.08m max)

KITCHEN

109 x 9'0 (33.22m x 2.74m)

THREE BEDROOMS

Bedroom 1 - 16'1 x 10'0

Bedroom 2 - 11'0 x 9'10

bedroom 3 - 7'1 x 6'6

BATHROOM & SEPARATE WC

INTEGRAL GARAGE

REAR GARDEN

FRONT DRIVEWAY

TENURE: We are advised that the property will be freehold upon completion.

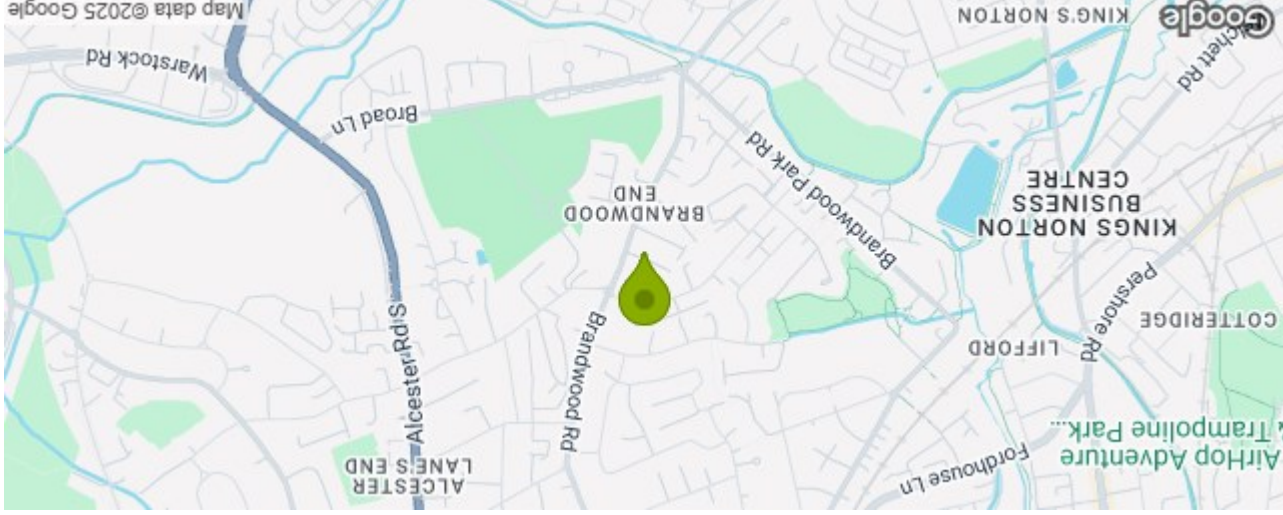
BROADBAND: We understand that the standard broadband download speed at the property is around 11 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 30/05/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 30/05/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

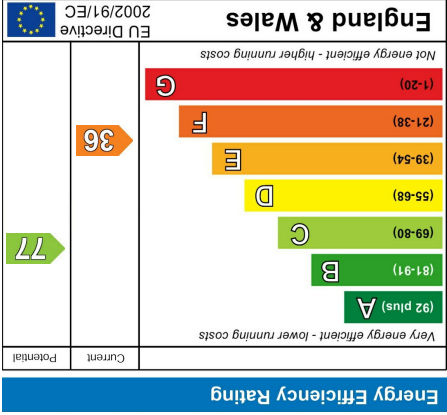
VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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 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 to adequately 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 the sale.



4 Branscombe Close Kings Heath Birmingham B14 6PP 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.