



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 hosteries 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.



Accommodation

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

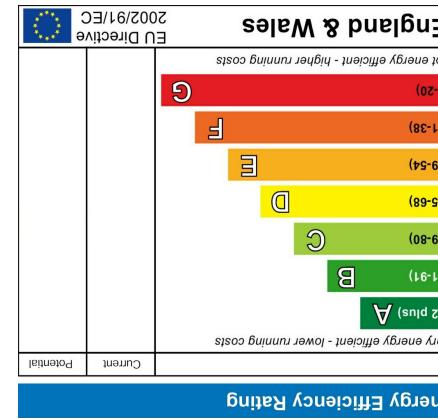
SEPARATE WC

LARGE SIDE GARAGE

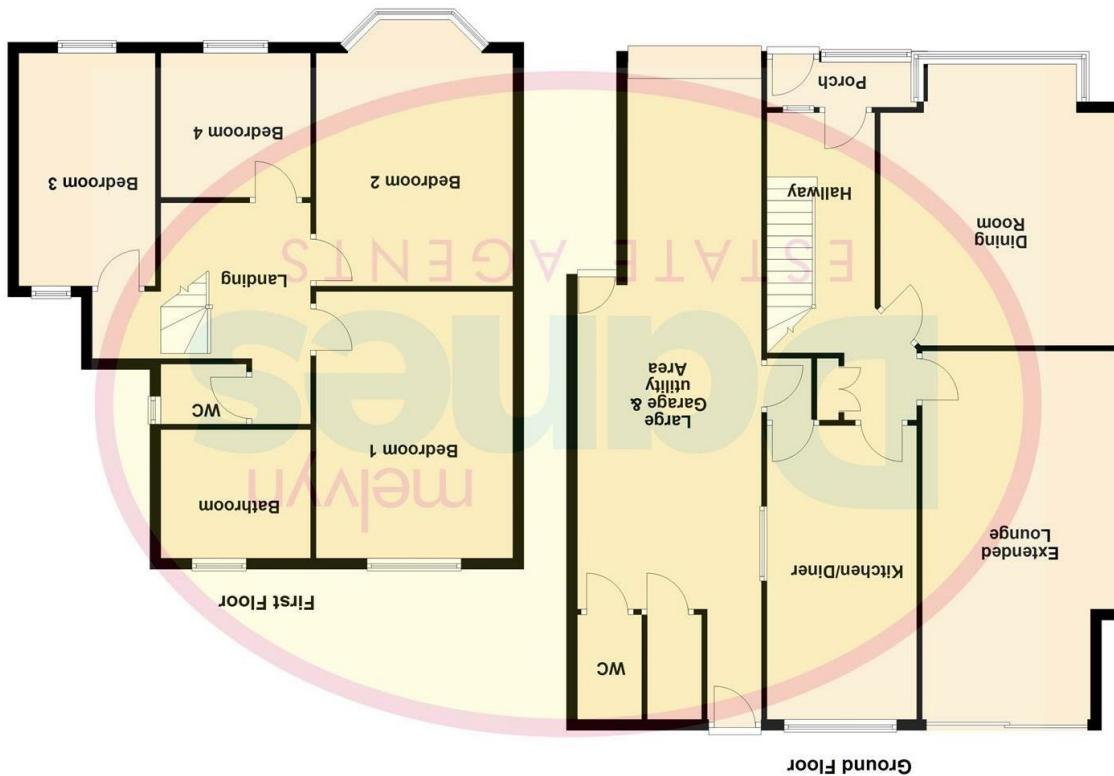
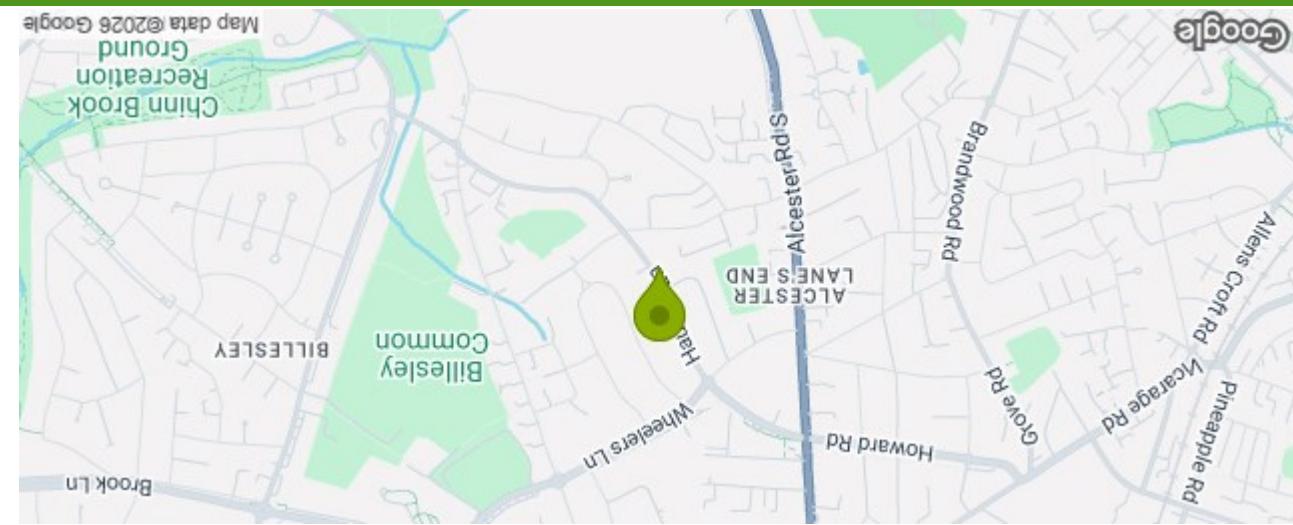
37'8 max x 11'1 max (11.48m max x 3.38m max)

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

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.



221 Haunch Lane Kings Heath Birmingham B13 0PA



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These particularities are for general guidance only and are based on information supplied and provided for fact or form part of any offer or bid. Be sure to read and understand the general conditions of sale. They do not constitute representations of fact or form part of any offer or bid. General and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or bid. Contractual. Any prospective purchaser should obtain written confirmation of all legal and factual matters and information from their Solicitor, Licensed Surveyor or Surveyors as appropriate. The agent has not sought or for every the legal title of the property and the buyer's must obtain registration from the seller's 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.

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

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 of day. A speed test is carried out. The estimated fastest download speed achievable for the property 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.

TENURE: We are advised that the property is FREEHOLD