

The logo for Melvyn Danes Estate Agents is a bright yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

A photograph of a two-story brick house with a gabled roof. The house has a white front door with a small oval window and a white double garage door. The front garden is filled with various colorful flowers, including red, pink, and orange blooms. A paved driveway leads to the garage. The sky is blue with some clouds.

Appian Close

Kings Heath

Offers Around £300,000

## Description

Situated in this most sought after cul de sac just off main A435 Alcester Road South, this two bedroom end of terraced house has potential for extension subject to planning and was originally built by Bournville Village Trust, residents benefit from the use of a gated park area which is still maintained by the trust.

There is the benefit of local shops within walking distance at Kings Heath and Maypole via the Alcester Road which in turn provides access to the M42 motorway via the Hollywood bypass and forms the hub of the midlands motorway network.

There is a railway station nearby at Yardley Wood offering commuter services between Birmingham and Stratford upon Avon and local bus services pass right by providing access to the City of Birmingham and the surrounding suburbs.

Set back from the road via a block paved driveway, a UPVC front door opens into the hallway with stairs to the first floor accommodation and door into the lounge with bay window to the front and open access into the dining room with sliding doors into the rear garden and doors to the garage and kitchen.

On the first floor there are two double bedrooms and a bathroom.

The rear garden is of a good size and has a paved patio area leading to lawn with flower and shrub borders, timber shed, greenhouse, fencing to boundaries and courtesy door to the garage.



**Accommodation**

**HALLWAY**

**LOUNGE**

13'0 into bay x 13'3 max (3.96m into bay x 4.04m max)

**DINING ROOM**

12'11 x 10'3 (3.94m x 3.12m)

**KITCHEN**

12'10 x 5'11 (3.91m x 1.80m)

**LANDING**

**BEDROOM 1**

16'4 x 10'6 max (4.98m x 3.20m max)

**BEDROOM 2**

13'2 x 11'1 (4.01m x 3.38m)

**BATHROOM**

**LARGE SIDE GARAGE**

24'11 x 11'2 (7.59m x 3.40m)

WITH WC

**REAR GARDEN**



TENURE: We are advised that the property is FREEHOLD.

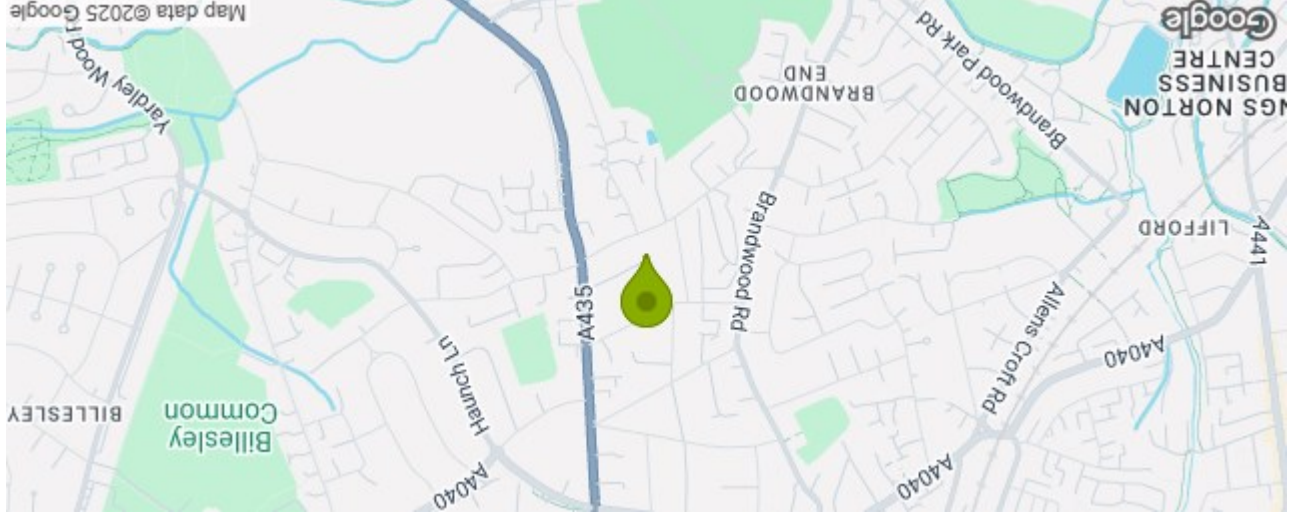
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 02/09/2025. 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 02/09/2025. 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.

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 Surveyor 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.



### 40 Appian Close Kings Heath Birmingham B14 6DS Council Tax Band: B

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

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.

