melvyn Danes
ESTATE AGENTS

Wynfield Gardens

Kings Heath

Offers Around £170,000

Description

Situated in this most convenient location just off the main Alcester Road South in Kings Heath.

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.

The property is approached via a paved footpath with lawned foregarden, a UPVC double glazed door opens into the porch with further door into the lounge diner with doors to the modern fitted kitchen leading to the conservatory to the rear garden, an inner hallway has doors to two bedrooms, walk in wardrobe to bedroom 1 and modern shower room.

The rear garden is beautifully landscaped with paved patio leading to lawn with further patio the the rear, timber shed, gated side access and fencing to boundaries.

The garage is located withing a bloc in the road.

Accommodation

PORCH

LOUNGE DINER
16'3 x 10'7 (4.95m x 3.23m)

MODERN FITTED KITCHEN
8'9 x 8'7 (2.67m x 2.62m)

CONSERVATORY

INNER HALLWAY

BEDROOM 1
15'10 x 9'8 (4.83m x 2.95m)

WALK IN WARDROBE

BEDROOM 2
9'10 x 9'2 max (3.00m x 2.79m max)

SHOWER ROOM

LANDSCAPED REAR GARDEN

GARAGE EN BLOCK

TENURE: We are advised that the property is leasehold with approx 88 years remaining. The ground rent £392.

BROADBAND: We understand that the standard broadband download speed at the property is around 15 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 1000 Mbps. Data taken from checker.ofcom.org.uk on 14/08/2026. 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.

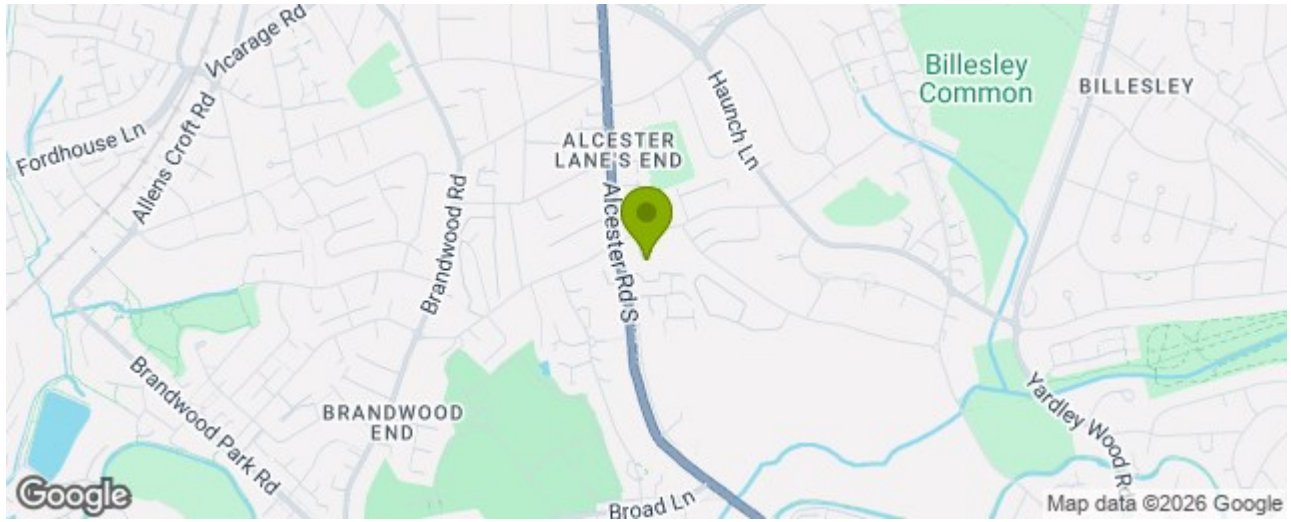
VIEWING: By appointment only with the office on the number below.

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.

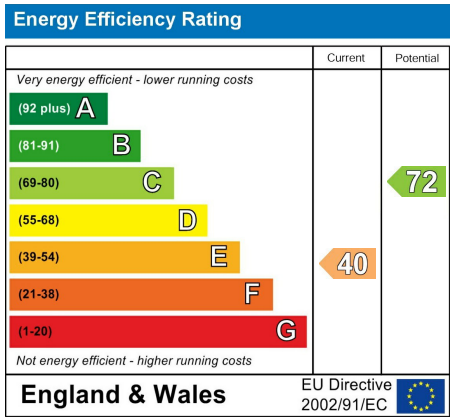
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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 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.

Floor Plan



60 Wynfield Gardens Kings Heath Birmingham B14 6EY
Council Tax Band: B



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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