



melvyn
Danes
ESTATE AGENTS

Hartswell Drive

Kings Heath

Offers Around £320,000

Description

An ideal location for this spacious semi detached house in this convenient cul de sac in the sought after suburb of Kings Heath close to the main High Street.

Close to well regarded schools including King Edward Camp Hill Grammar school with the benefit of local shops at the junction on both Kings Road and the High Street itself, the property benefits from being within walking distance of Kings Heath High street where there is a variety of eclectic shops, restaurants and hostelrys all 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, Kings Norton and soon to be Kings Heath offering commuter services between Birmingham and Stratford upon Avon and local bus services provide access to the City of Birmingham and the surrounding suburbs.

Set back from the footpath via a block paved driveway with UPVC double glazed door into the hallway with stairs to the first floor accommodation and doors into the modern kitchen with side access and lounge diner with sliding patio doors into the conservatory with doors to the rear garden.

On the first floor landing there are doors to three generous bedroom and a modern bathroom.

The most pleasant and spacious rear garden has a paved patio area leading to lawn with flower and shrub borders and rear access to the second part of the garden with further lawn with fencing to boundaries.

The integral garage has light and power and electric up and over door to the front driveway.



Accommodation

PORCH

HALLWAY

MODERN KITCHEN

9'9 x 7'10 (2.97m x 2.39m)

LOUNGE DINER

16'8 x 11'11 (5.08m x 3.63m)

CONSERVATORY

15'9 x 7'11 (4.80m x 2.41m)

LANDING

BEDROOM 1

14'2 x 9'5 (4.32m x 2.87m)

BEDROOM 2

13'9 x 9'4 max (4.19m x 2.84m max)

BEDROOM 3

8'11 x 6'7 (2.72m x 2.01m)

MODERN BATHROOM

INTEGRAL GARAGE



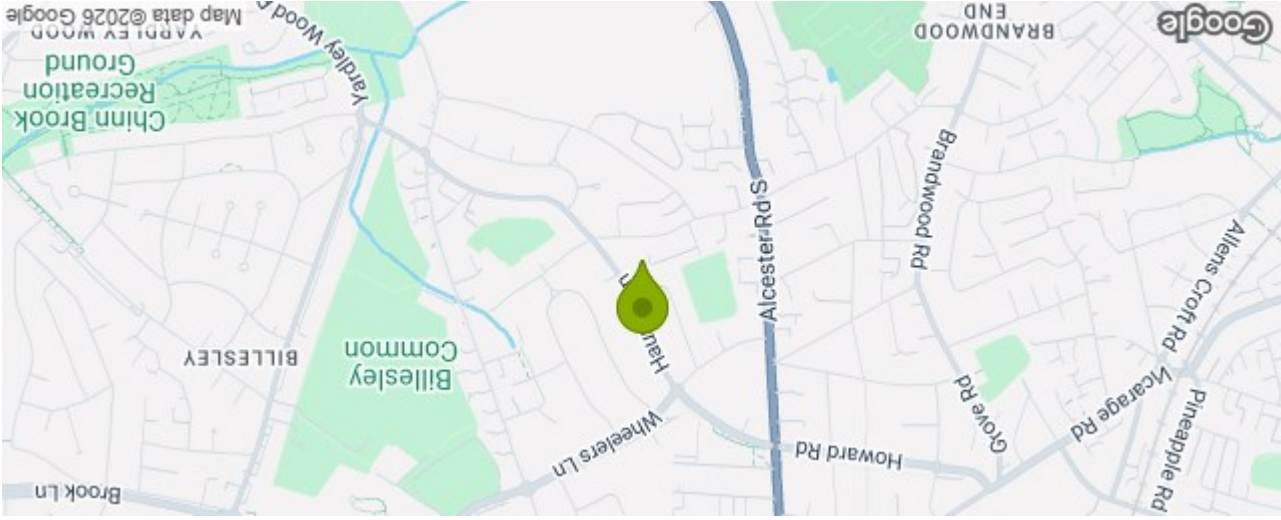
TENURE: We are advised that the property is freehold.

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 29/05/2026 we understand that the standard broadband download speed at the property is around 15 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800. 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.



48 Hartsell Drive Kings Heath Birmingham B13 0PE Council Tax Band: C

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

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.