



melvyn
Danes
ESTATE AGENTS

Branscombe Close
Kings Heath
Offers Around £250,000

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 block paved front driveway with door into the porch, a further door opens into the lounge diner, the kitchen has window and door to the rear garden. On the first floor alanding there are doors to three double bedrooms, shower room, separate WC and airing cupboard.

The rear garden has a paved patio with steps to lawn and ornamental pond area, timber shed and fencing to boundaires.

The integral garage has light and power and roller shutter electric garage door.

PORCH

LOUNGE DINER

24'0 x 12'0 max (7.32m x 3.66m max)

KITCHEN

12'6 x 7'0 (3.81m x 2.13m)

LANDING

BEDROOM 1

13'6 x 9'7 (4.11m x 2.92m)

BEDROOM 2

11'0 x 9'5 (3.35m x 2.87m)

BEDROOM 3

9'5 x 9'4 (2.87m x 2.84m)

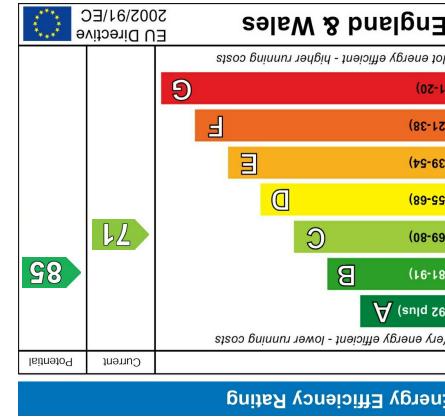
SHOWER ROOM

SEPARATE WC

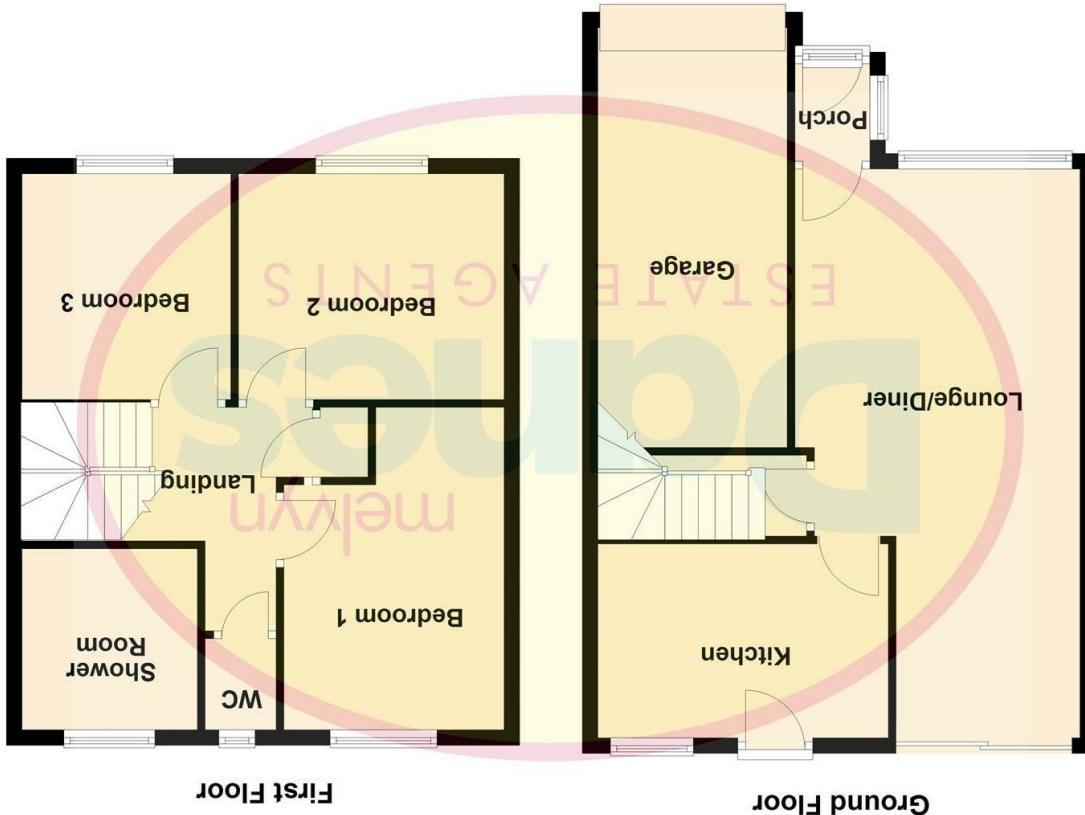
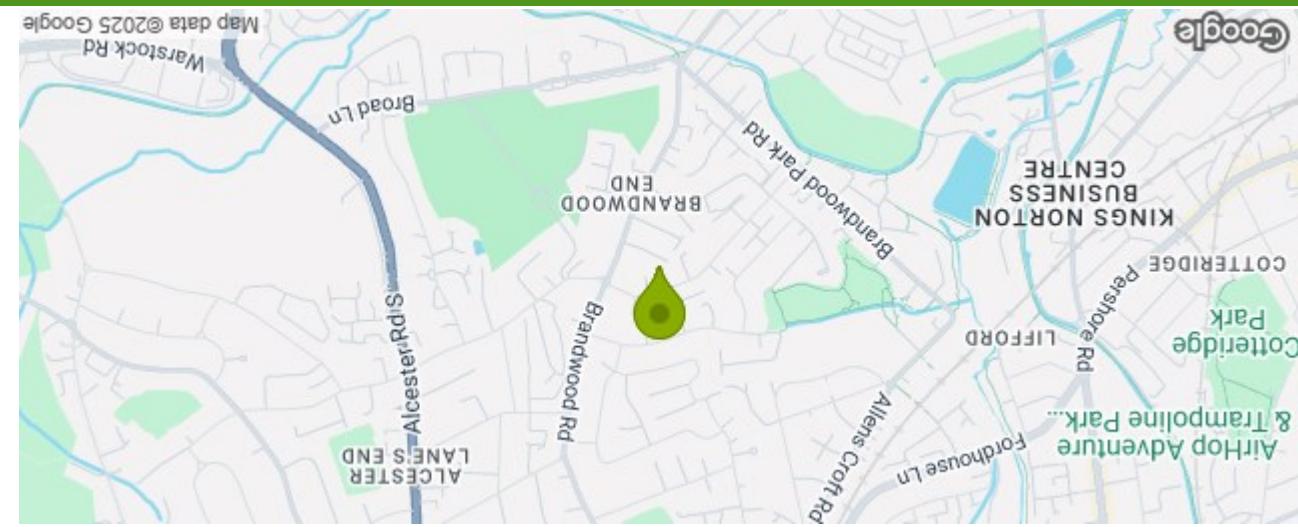
INTEGRAL GARAGE

REAR GARDEN





23 Branscombe Close Kings Heath Birmingham B14 6PP
Council Tax Band: C



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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 intermediaries, we may use approved external services which review publicly available information on companies and individuals. However, should these 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 seek for you to co-operate in order that there be no delay in agreeing the sale.

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

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.org.uk on 17/04/2025). Please note that actual services available may be different depending on the particular circumstances.

17/04/2025. Actual service availability at the property is likely to have speeds received may be different.

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.org.uk on 17/04/2025. Please note that the property is likely to have speeds received may be different.