

A photograph of a two-story brick house with a dark tiled roof. The house has a central entrance with a dark door and a large brown garage door. To the left is a white garage door and a white front door. To the right is another white front door. The house has multiple windows with white frames. A paved driveway leads to the garage, and there is a lawn in front. The sky is blue with white clouds.

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,



Accommodation

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

TENURE: We are advised that the property will be freehold upon completion.

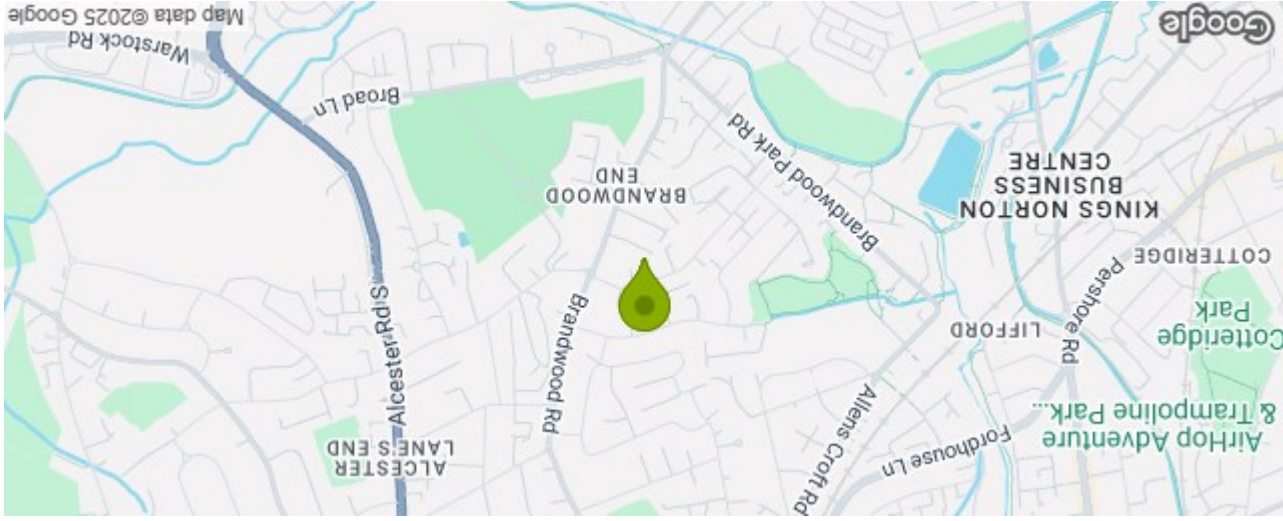
BROADBAND: We understand that the standard broadband download speed at the property is around 11 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 17/04/2025. 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 17/04/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

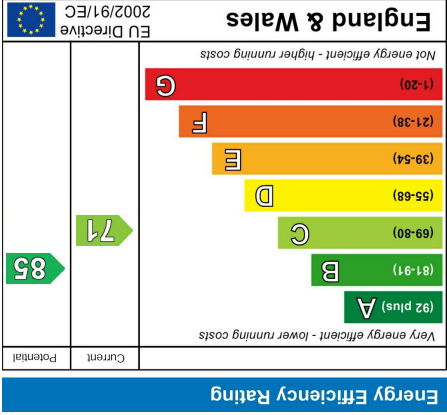
VIEWING: By appointment only with the office on the number below.

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



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.