



melvyn
Danes
ESTATE AGENTS

Haunch Lane

Kings Heath

Offers In Excess Of £475,000

Description

A most unique house with separate detached tandem garage and driveway being extended to the side and rear offering generous family accommodation close to the local amenities of Kings Heath and Moseley and benefiting from solar panels saving considerable energy costs.

There are well regarded schools locally within catchment including King Edward Camp Hill Grammar school, Kings Heath Academy and Swanshurst School. Local shops can be found on Haunch Lane itself and Yardley Wood Road, the property benefits from easy access to Kings Heath centre where there is a variety of eclectic shops, vibrant restaurants and hostelrys 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.

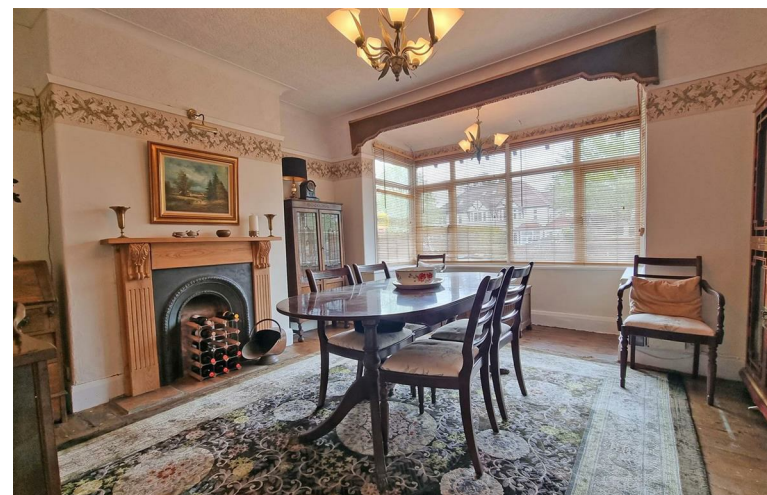
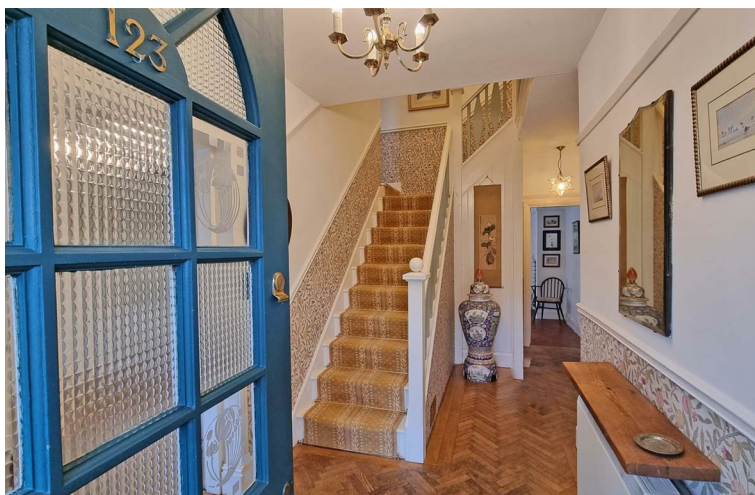
There are railway stations at Kings Heath, Yardley Wood and Kings Norton offering commuter services between Birmingham and Stratford upon Avon and local bus services provide access to the City of Birmingham and the surrounding suburbs.

Set back from the road via a walled paved driveway, a UPVC double glazed door opens into the porch with part glazed door into the welcoming hallway with parquet flooring and turned staircase to the first floor landing, doors open into the guest cloak, WC, study, dining room with box bay window, breakfast room, extended lounge with dining area and doors to the rear garden with further door into the modern fitted kitchen. The utility area has three stores and doors to the front driveway and rear garden.

On the first floor landing there are doors to the master bedroom with en suite, three further bedrooms and modern bathroom.

The delightful mature rear garden has a patio area leading to lawn with mature flower and shrub borders, established ornamental pond with waterfall, fencing and hedges to boundaries.

The detached garage lies inbetween 121 & 119 and has light and power, double door to the rear and electric roller shutter doors to the front driveway.



PORCH

WELCOMING HALLWAY

GUEST CLOAKS WC

STUDY

13'6 x 8'0 (4.11m x 2.44m)

DINING ROOM

14'10 into bay x 14'6 max (4.52m into bay x 4.42m max)

LOUNGE AREA

15'8 x 11'11 (4.78m x 3.63m)

EXTENDED DINING AREA

11'3 x 11'0 (3.43m x 3.35m)

BREAKFAST ROOM

12'8 into bay x 10'0 (3.86m into bay x 3.05m)

MDOERN FITTED KITCHEN

11'0 x 9'0 (3.35m x 2.74m)

UTILITY WITH STORES

LANDING

MASTER BEDROOM

15'7 x 11'11 (4.75m x 3.63m)

EN SUITE SHOWER ROOM

BEDROOM 2

14'5 into bay x 12'1 (4.39m into bay x 3.68m)

BEDROOM 3

13'6 x 8'1 (4.11m x 2.46m)

BEDROOM 4

9'1 x 8'10 (2.77m x 2.69m)

MODERN BATHROOM

DETACHED GARAGE WITH DRIVEWAY



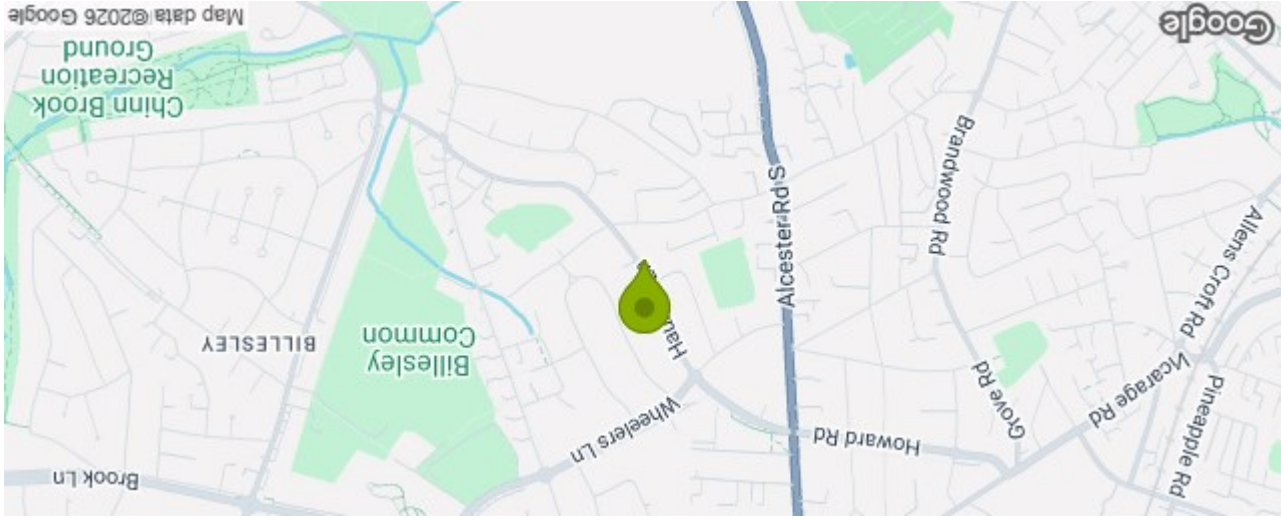
TENURE: We are advised that the property is freehold.

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, 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 16/04/2026 we understand that the standard broadband download speed at the property is around 18 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 2000. 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.



123 Haunch Lane Kings Heath Birmingham B13 0PA Council Tax Band: D

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC	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	
Current		49
Potential		75

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.

