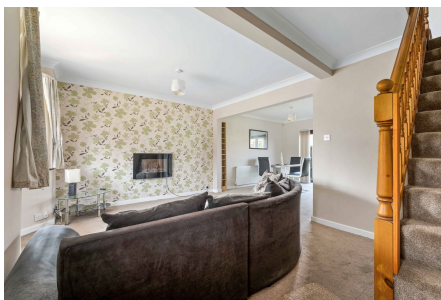


Highters Heath Lane, Birmingham, B14 4TA

Offers In Region Of £230,000

2 1 1



Bright 2-Bed Home with Open Living, Modern Kitchen & a Spacious Garden.

Location:

This property is in a highly convenient location, offering residents a wealth of excellent amenities within easy reach. Nearby, you'll find a diverse array of retail facilities, ensuring that shopping and daily necessities are always within close proximity.

For those who rely on public transportation, regular bus services provide convenient access to key destinations, including Birmingham City Centre, Solihull Town Centre, and the surrounding areas, making commuting a breeze.

Families with children will appreciate the property's proximity to a range of high-quality nursery, primary, and secondary schools.

Additionally, the property benefits from easy access to the Maypole and Hollywood By-Pass, providing a swift connection to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering quick access, via the junction with the A45, to notable attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

Full Details:

Welcome to 383 Highters Heath Lane, a charming and well-presented home offering a comfortable layout and inviting atmosphere throughout.

The ground floor features a spacious open-plan living and dining area, creating a bright and airy hub of the home. This space flows seamlessly into the modern kitchen, making it ideal for both day-to-day living and entertaining. Large sliding doors at the rear open directly onto the garden, allowing natural light to pour in while providing a perfect transition between indoor and outdoor living.

The garden itself is a great size, offering plenty of room for summer barbecues, outdoor dining, or a safe space for children and pets to play.

Upstairs, you'll find two generously proportioned bedrooms, each offering ample space for furniture and storage. A well-appointed family bathroom serves the bedrooms, completing the upper floor.

With its thoughtful layout, bright interiors, and excellent connection between the living space and garden, this property is ready to welcome its next owners to enjoy both comfort and convenience.

Tenure:

We are advised that the property is Freehold.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales

particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

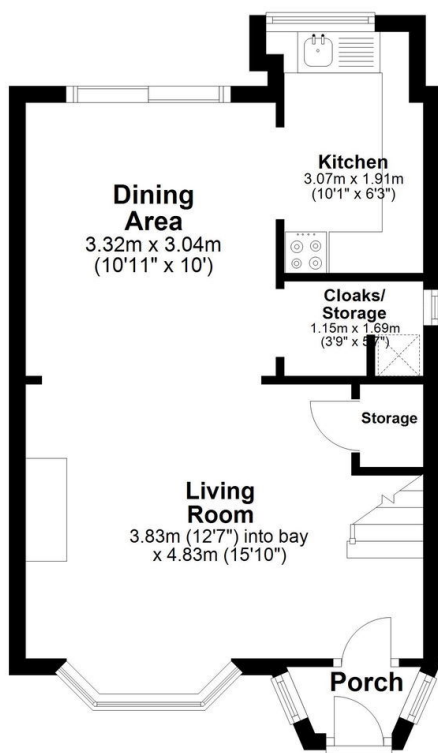
PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Key Features

- Two generously sized bedrooms
- Modern, well-presented kitchen
- Spacious, private rear garden
- Ample natural light throughout
- Well-maintained interior décor
- Bright open-plan living and dining area
- Sliding doors opening onto the garden
- Contemporary family bathroom
- Versatile layout ideal for entertaining
- Convenient location close to local amenities

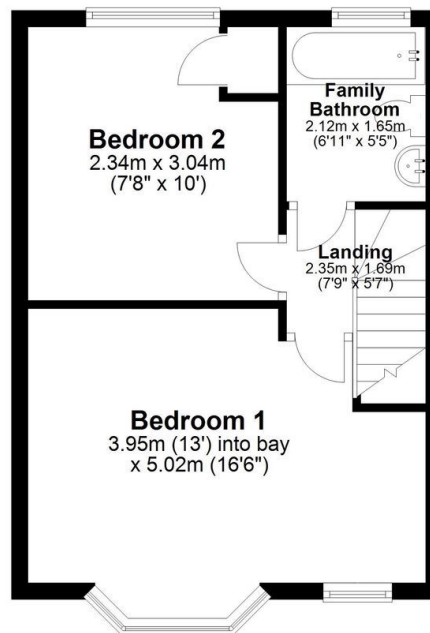
Ground Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.4 sq. feet)



Total area: approx. 66.9 sq. metres (719.8 sq. feet)