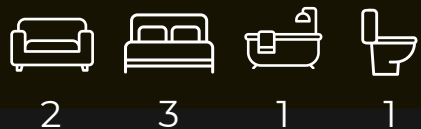




2 Kirby Road, Winson Green  
Birmingham B18 4RG

3 Bedroom End-Terraced House



Price  
**£155,000**

**Thistle**  
estates



## Charming End-of-Terrace Period Home with Renovation Potential

– Superb Location with Outstanding Local Connectivity and Amenities

**Price: £155,000**

Freehold | Three Bedrooms | Two Reception Rooms | Rear Yard | Central Heating | Double Glazing | Modernisation Required

### Property Overview:

Located on a quiet residential street in the heart of Winson Green, just minutes from Birmingham city centre, this end-of-terrace home offers an exceptional opportunity for homeowners and investors alike. Constructed from durable brick with a tiled roof and classic façade, the property retains many original features and generously proportioned rooms, and provides the perfect canvas for modern refurbishment and personalisation. Whether you're a growing family, first-time buyer, or developer seeking a valuable project in a prime urban location, this home represents value, space, and potential in equal measure.

### Location Highlights – A Connected & Evolving Neighbourhood:

Winson Green is a lively and well-established community located approximately 2 miles west of Birmingham city centre, enjoying the benefits of regeneration and urban improvement while retaining its strong community spirit. The area is known for its excellent public transport links, diverse cultural amenities, and easy access to schools, healthcare, and green spaces.

### Transport & Connectivity:

- Winson Green Outer Circle Metro Station (a short walk) provides quick, direct access to Birmingham Snow Hill, Jewellery Quarter, and Wolverhampton via the West Midlands Metro.
- Several frequent bus services operate along Dudley Road and Winson Green Road, offering connectivity to city centre destinations, Harborne, Bearwood, and beyond.
- Close to the A41 and A456, making commuting by car straightforward, with rapid links to M5, M6 and Birmingham Ring Road.
- Birmingham New Street – approximately 10 minutes via public transport – offers national rail services to London, Manchester, and the rest of the UK.





## Education & Schools:

Families will appreciate the range of OFSTED-rated schools in the local area, including:

- Barford Primary School – a short walk, highly regarded for its inclusive teaching approach.
- City Academy Birmingham – a well-respected secondary school nearby.
- St John's and St Peter's C of E Academy – a popular choice for primary-aged children.
- A number of early years nurseries and childcare centres are also within a 1-mile radius, making the location particularly convenient for young families.

## Shopping, Dining & Local Amenities:

- Everyday essentials can be found just a stone's throw away, with local convenience stores, pharmacies, bakeries and grocers along Winson Green Road and Dudley Road.
- Cape Hill Shopping District is under 10 minutes away, home to major supermarkets including ASDA, Lidl, and Tesco Extra, as well as clothing stores and home goods.
- For larger retail and dining experiences, residents are well placed to access:
  - Birmingham City Centre's Bullring & Grand Central
  - Jewellery Quarter – with boutique shops, bars, cafés, and artisan businesses.

Soho Road – famous for its multicultural food, spice markets, restaurants, and community centres.

## Healthcare & Community:

- Close proximity to City Hospital, currently undergoing major redevelopment into a state-of-the-art medical facility.
- Numerous local GP practices, dental surgeries, and community centres serve the area.
- Several parks and green spaces are within walking distance, including Summerfield Park and Handsworth Park, offering play areas, walking trails, and family-friendly events.





## Accommodation Details:

### Ground Floor:

- **Front Reception Room** (3.47m into recess x 3.33m into bay)
  - Spacious and light-filled thanks to the large uPVC double-glazed bay window. Features coving to ceiling, central heating radiator, light and power points. Ideal as a formal living room or home office.
- **Rear Reception Room** (3.33m x 3.31m into recess)
  - A second versatile living area with uPVC window overlooking the rear yard, radiator, under-stair storage cupboard, and stairs to the first floor. Perfect as a dining room or extended family lounge.
- **Fitted Kitchen** (1.86m x 2.98m)
  - Compact and functional kitchen fitted with a range of base and wall units in a beech effect finish, granite-look worktops, stainless steel sink, gas cooker point, plumbing for a washing machine, and central heating radiator. Vinyl flooring. Houses the main gas combi boiler for efficient central heating.
- **Inner Hallway**
  - Providing access to the rear yard and leading into the bathroom.
- **Family Bathroom** (1.78m x 2.42m)
  - Currently fitted with a traditional white suite including a full-size bathtub, pedestal sink, and WC. Features an extractor fan, radiator, and obscure uPVC double-glazed window. A great space to modernise into a stylish and functional family bathroom.

### First Floor:

- **Landing:**
  - Having access to three bedrooms.
- **Bedroom One** – Front (3.37m into recess x 3.18m)
  - Generously sized double bedroom with uPVC window, light and power points, and radiator.
- **Bedroom Two** – Rear (3.35m x 2.23m into recess)
  - Another double bedroom, ideal for children or guests, with views over the rear yard.
- **Bedroom Three** – Rear (2.96m max x 1.85m)
  - A cosy third bedroom suitable for a nursery, study, or dressing room.

### Rear Yard:

- Low-maintenance, fully enclosed yard with concrete surfacing, timber fencing to boundaries, and a gated tradesman's entrance – ideal for refuse collection and access.





#### AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

**FIXTURES AND FITTINGS:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

#### VIEWINGS & APPOINTMENTS

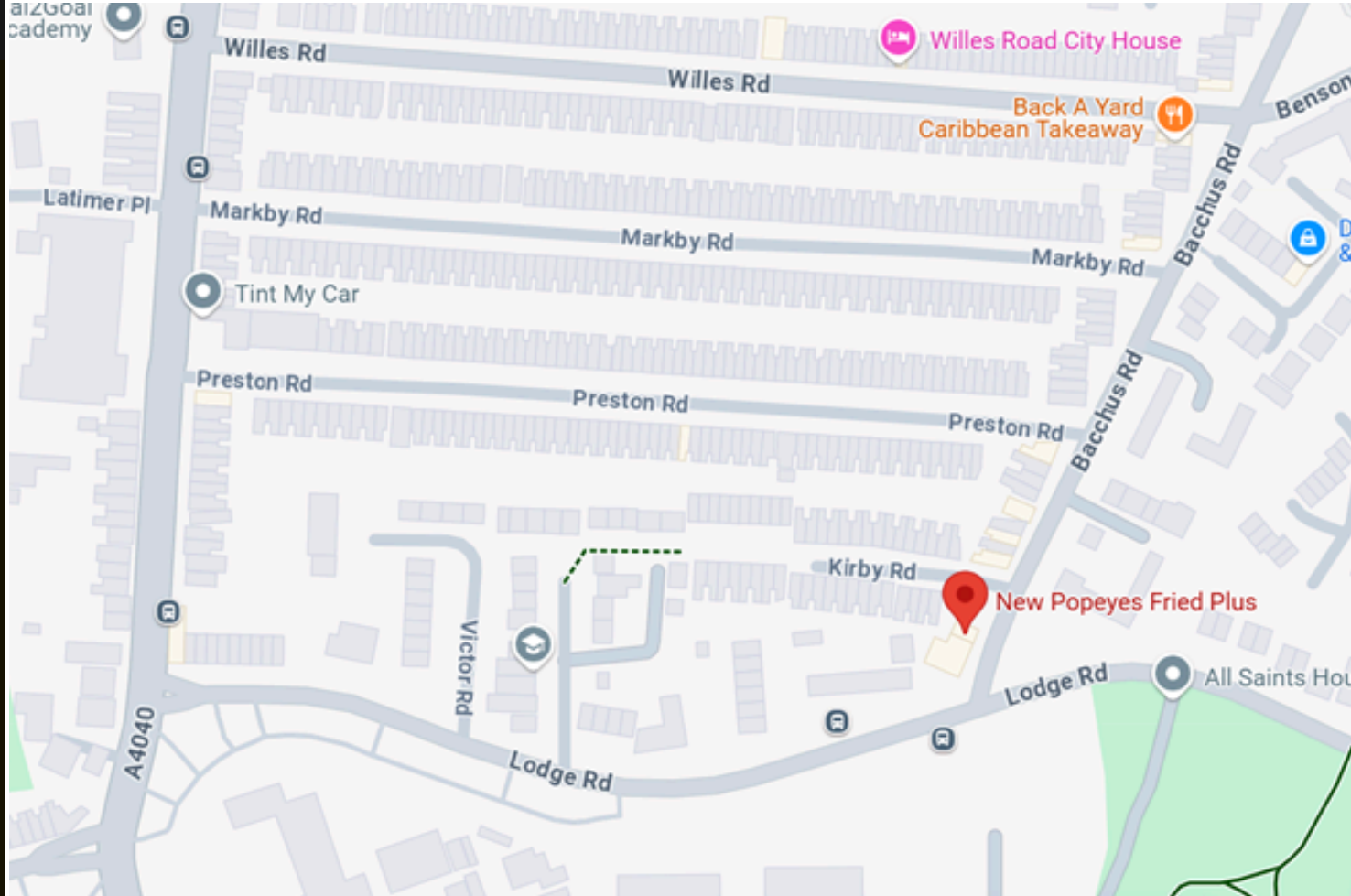
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

**Tenure:**  
Freehold

**Size:**  
Total Area  
(Approx) 71 Sq. Meters

**Services:**  
All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

**Local Authority:**  
Birmingham City Council

**Council Tax Band:**  
A