



# Broad Lane, Kings Heath

## Offers Around £425,000

- PORCH
- THROUGH LOUNGE & DINING ROOM
- THREE DOUBLE BEDROOMS
- LARGE REAR GARDEN
- FRONT DRIVEWAY
- HALLWAY
- EXTENDED KITCHEN
- TWO BATHROOMS
- CONVERTED GARAGE (USED AS BEDROOM WITH EN SUITE)
- SPACIOUS FAMILY HOME

This greatly extended semi detached offers spacious family accommodation in this most popular and convenient location.

There is the benefit of local shops at the junction of Brandwood Road and Broad Lane, and the property benefits from easy access to Kings Heath centre where there is a variety of shops, restaurants and hostelrys along the Alcester Road. There is also access 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 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 surrounding suburbs.

Set Back from the road via a full width block paved driveway, a UPVC double glazed front door opens into the

### **PORCH**

Having UPVC double glazed door into the

### **HALLWAY**

Having stairs rising to the first floor accommodation, ceiling light point, underfloor heating and doors to the kitchen and

### **THROUGH LOUNGE**

**25'5 x 10'3max (7.75m x 3.12mmax)**



Having UPVC double glazed bay window to the front and sliding patio doors to the rear, three ceiling light points and underfloor heating

### **EXTENDED KITCHEN** **17'6 x 11'4 (5.33m x 3.45m)**



Having a range of wall, drawer and base units with work surfaces over incorporating sink and drainer, integrated appliances to include induction hob, double oven, dishwasher, washing machine and tumble dryer, ceramic wall tiles, recessed ceiling spot lights, underfloor heating, UPVC double glazed double doors to the conservatory and further double doors into

### **DINING ROOM**

**12'1 x 11'2 (3.68m x 3.40m)**



Having UPVC double glazed bow window to the front, ceiling light point, underfloor heating and door to the side garage conversion

### **CONSERVATORY** **12'0 x 9'0 (3.66m x 2.74m)**

Having UPVC double glazed windows and double doors to the rear

### **GARAGE CONVERSION**

Used by the current owner as a bedroom with en suite shower room

### **LANDING**

Having UPVC double glazed window to the rear, ceiling light point, loft access and doors to three double bedrooms and two bathrooms

### **BEDROOM 1**

**14'0 x 11'3 max (4.27m x 3.43m max)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and door to dressing room

### **BEDROOM 2**

**12'8 into bay x 10'3 (3.86m into bay x 3.12m)**

Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

### **BEDROOM 3**

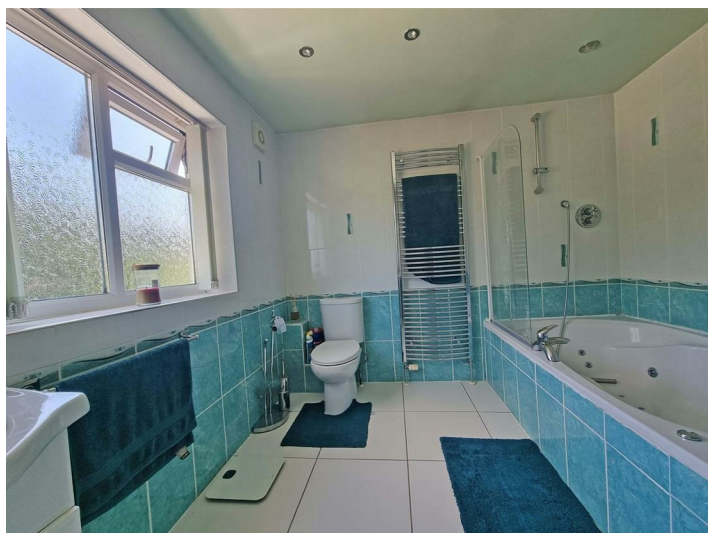
**14'0 into bay x 10'3 (4.27m into bay x 3.12m)**

Having UPVC double glazed bay window to the rear, ceiling light point and central heating radiator

### **BATHROOM**

Having panelled bath with shower over, low level WC, pedestal wash hand basin, ceramic wall and floor tiles, ceiling light point, heated towel rail and UPVC double glazed window to the front

### **BATHROOM**



Having large Jacuzzi spa bath with shower over, low level WC, wash hand basin in vanity unit, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear

### **REAR GARDEN**

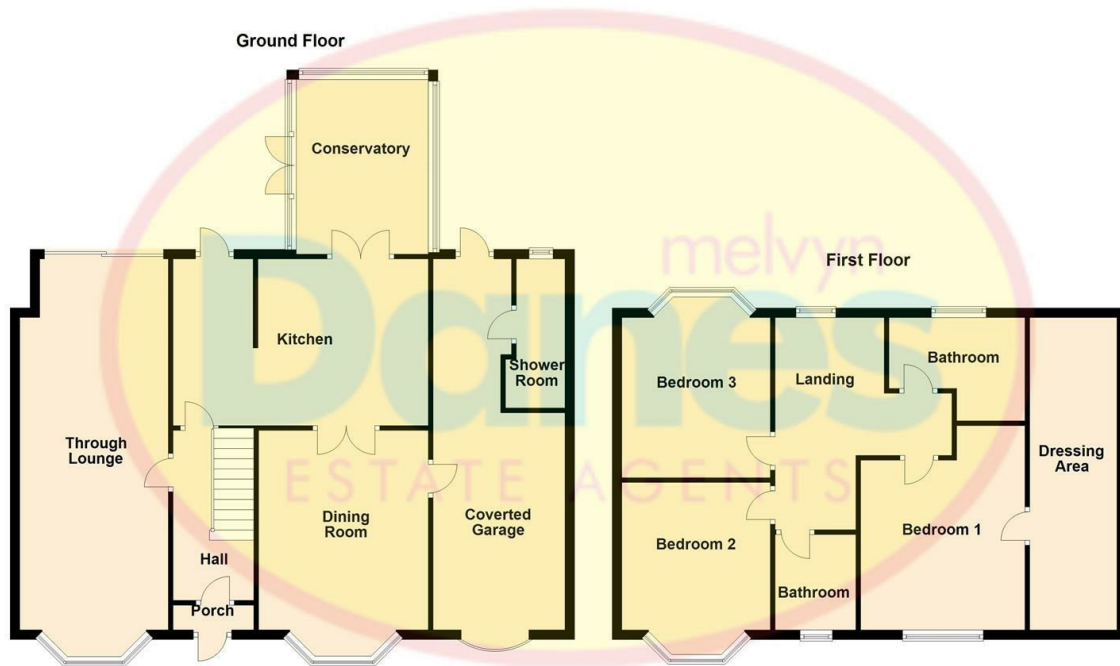


Having paved patio leading to lawn with fenced and walled boundaries and gated side access



## FLOOR PLAN

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.



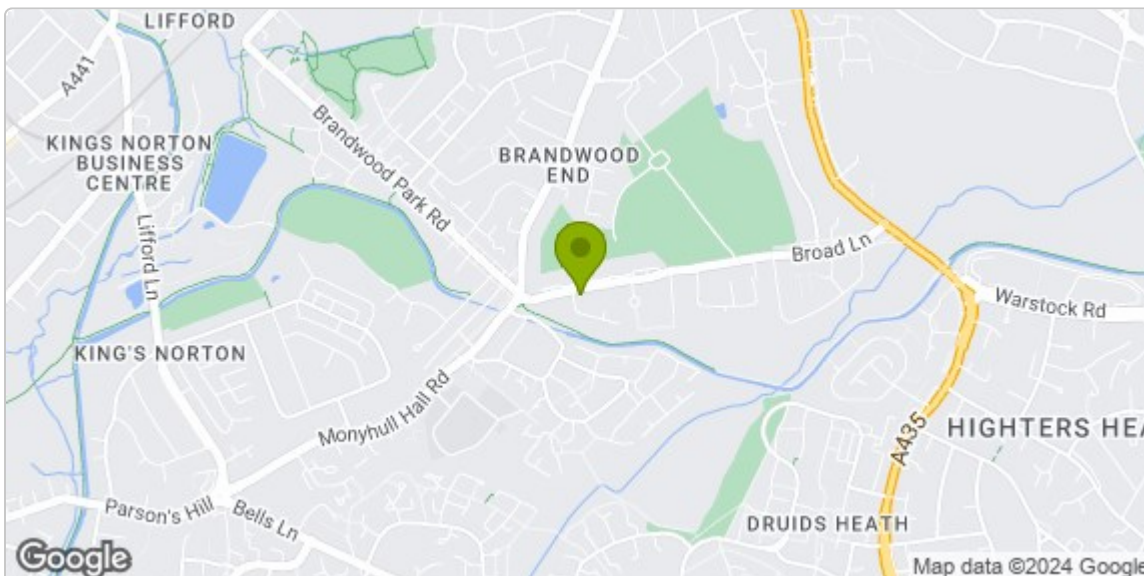
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** C

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

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** 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, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
276 Broad Lane Kings Heath  
Birmingham B14 5AA

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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