



melvyn
Danes
ESTATE AGENTS

Melton Road
Kings Heath
Offers Around £225,000

Description

This traditional terraced house now requiring some updating and refurbishment situated in this road of similar properties ideally placed within the sought after suburb of Kings Heath close to the main High Street.

Close to well regarded schools including King Edward Camp Hill Grammar school with the benefit of local shops at the junction on both Kings Road and the High Street itself, the property benefits from being within walking distance of Kings Heath High street where there is a variety of eclectic shops, restaurants and hostelrys all 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 Yardley Wood, Kings Norton and soon to be Kings Heath offering commuter services between Birmingham and Stratford upon Avon and local bus services provide access to the City of Birmingham and the surrounding suburbs.

LOUNGE

14'5 into bay x 11'10 (4.39m into bay x 3.61m)

DINING ROOM

11'11 x 11'10 (3.63m x 3.61m)

KITCHEN

10'0 x 6'5 (3.05m x 1.96m)

LEAN TO

16'7 x 8'4 (5.05m x 2.54m)

BEDROOM 1

13'8 x 12'0 (4.17m x 3.66m)

BEDROOM 2

11'11 x 10'7 (3.63m x 3.23m)

BATHROOM

REAR GARDEN

TENURE: We are advised that the property is Freehold

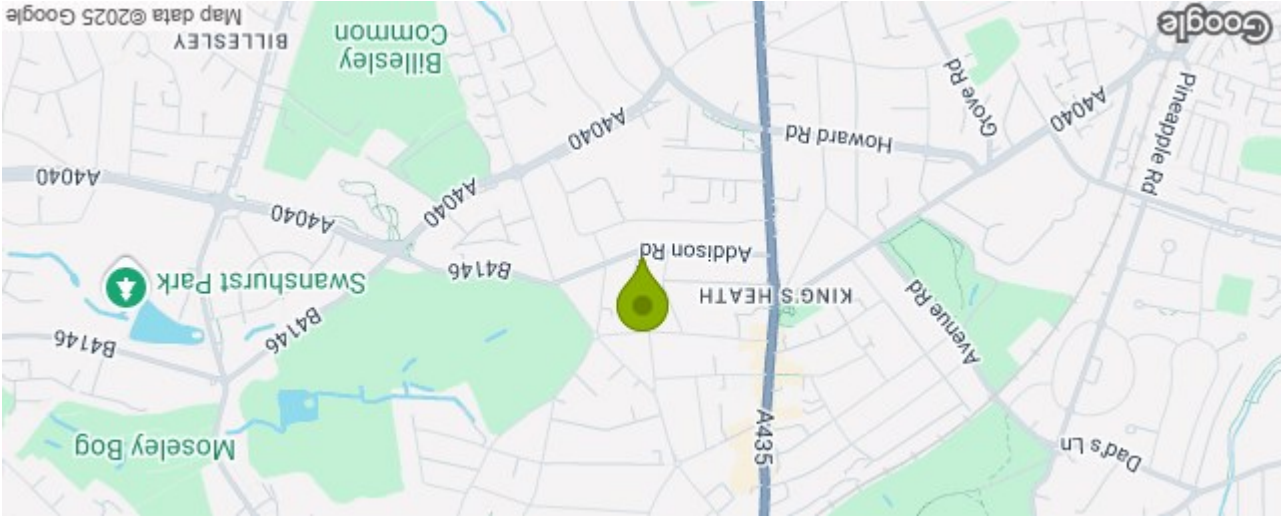
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 29/04/2024. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on provider (data taken from checker.ofcom.org.uk on 17/12/2024). 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.

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. 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: 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 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 the sale.



138 Melton Road Kings Heath Birmingham B14 7ES
Council Tax Band: B

England & Wales		
Not energy efficient - higher running costs		
G (1-20)		
F (21-38)		
E (39-54)		
D (55-68)		
C (69-80)		
B (81-91)		
A (92 plus)		
Very energy efficient - lower running costs		
Potential	Current	
78	57	
EU Directive 2002/91/EC		
		
Energy Efficiency Rating		

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.