



## Springfield Road, Kings Heath, Birmingham, B14 7DX

- Modern Executive Detached Family Home in Excellent Location
- Open Plan Kitchen Dining at the Rear of Property
- Two Off Road Car Parking Bays With Electric Charging Point
- No Upward Chain
- Five Bedrooms with Built-in Wardrobes
- High Specification Fixtures and Fittings Throughout
- Fantastic Location with Good Transport Links into Birmingham City Centre
- EPC Rating - B

**Offers In The Region Of £675,000**





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An immaculate five bedroom detached family home situated in this fantastic location within convenient access of both Mosely Village and Kings Heath High Street. This stunning executive home has been thoughtfully designed throughout and was built to the highest standard to provide approximately 1750 square feet of internal luxurious accommodation. With two off road parking spaces with EV charging point and being sold with No Upward Chain.

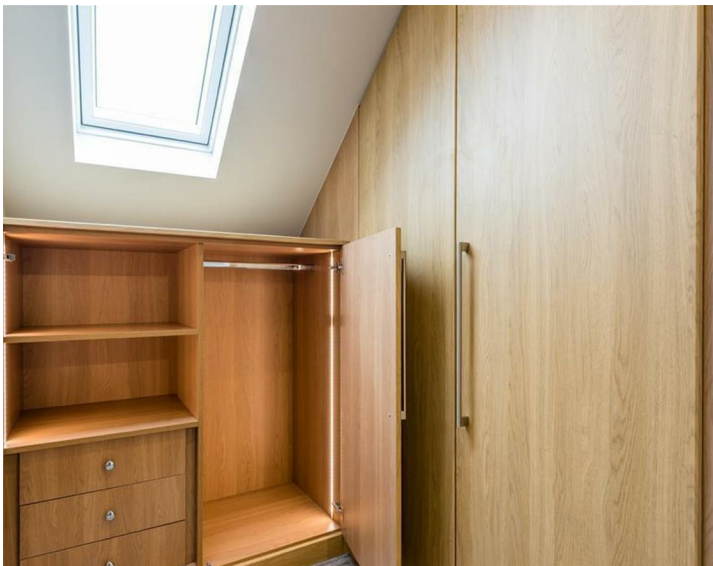
The property is set back away from the road with a landscaped front fore garden. As you enter the property you are welcomed by an impressive tiled entrance hall offering access to a useful study, a spacious living room occupies the front of the property, and stretching across the rear of the property is a luxury open-plan kitchen/dining room which provides ample space for a dining table and chairs and access to a guest W.C and separate utility area, alongside a fantastic fully integrated kitchen complete with all appliances.

To the first floor a spacious landing leads into three generous double bedrooms, two with en-suite shower room facilities, and an additional Jack and Jill bathroom. Occupying the entire second floor is the master bedroom suite complete with a dressing area and luxurious en-suite bathroom. All the bedroom accommodation benefits from TV/CAT5e home data network.

To the outside, there are landscaped gardens to the front, side and rear providing beautiful outside space, ideal for the entertainment of family and guests, with private off-street parking available for two vehicles complete with electric charging point.



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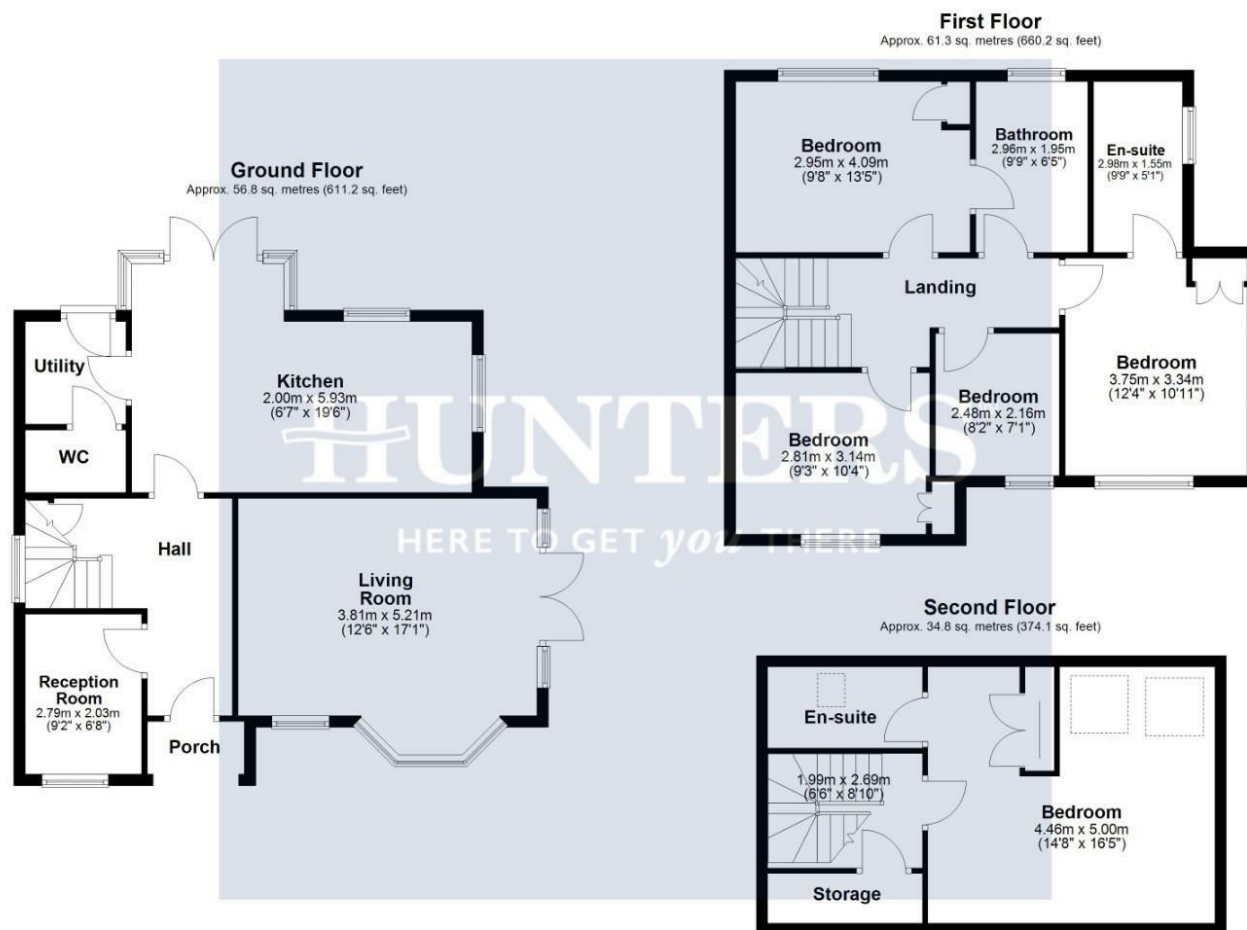


The house sits directly opposite the historic Moseley Golf Club, established in 1892, and provides fantastic views over the course. With its village-like ambiance, Kings Heath and Moseley offer a fantastic range of independent shops, bars and

restaurants along with a fantastic cafe culture. The property is also ideally positioned within catchment areas of a number of Ofsted 'Outstanding' primary and secondary schools. Additionally the property is ideally situated for its proximity

to the new Kings Heath train station which is scheduled for opening soon and will provide quick and convenient access to Birmingham City Centre and the national rail network.





Total area: approx. 152.9 sq. metres (1645.6 sq. feet)

**124 Springfield Road, Moseley**

### Viewings

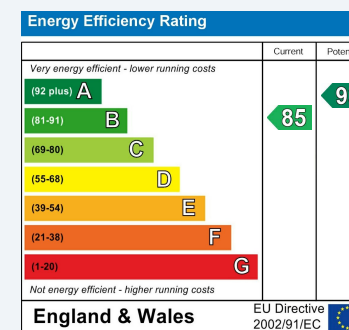
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.