



melvyn
Danes
ESTATE AGENTS

Alfred Street
Kings Heath
Asking Price £290,000

Description

A most popular and convenient cul de sac location for this very well presented end of terraced house 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.

Set back from the road via a lawned front garden with driveway, a UPVC double glazed front door opens into the porch with further door into the hallway with stairs to the first floor accommodation and doors into the lounge and modern kitchen diner.

On the first floor there are three bedrooms and a modern bathroom.

The rear garden has a patio area with large lawn and fencing and walls to boundaries.



Accommodation

PORCH

HALLWAY

LOUNGE

15'5 x 10'2 (4.70m x 3.10m)

MODERN KITCHEN DINER

15'9 x 12'6 (4.80m x 3.81m)

LANDING

BEDROOM 1

14'9 x 8'2 (4.50m x 2.49m)

BEDROOM 2

13'1 x 9'6 (3.99m x 2.90m)

BEDROOM 3

9'10 x 6'7 (3.00m x 2.01m)

MODERN BATHROOM

REAR GARDEN



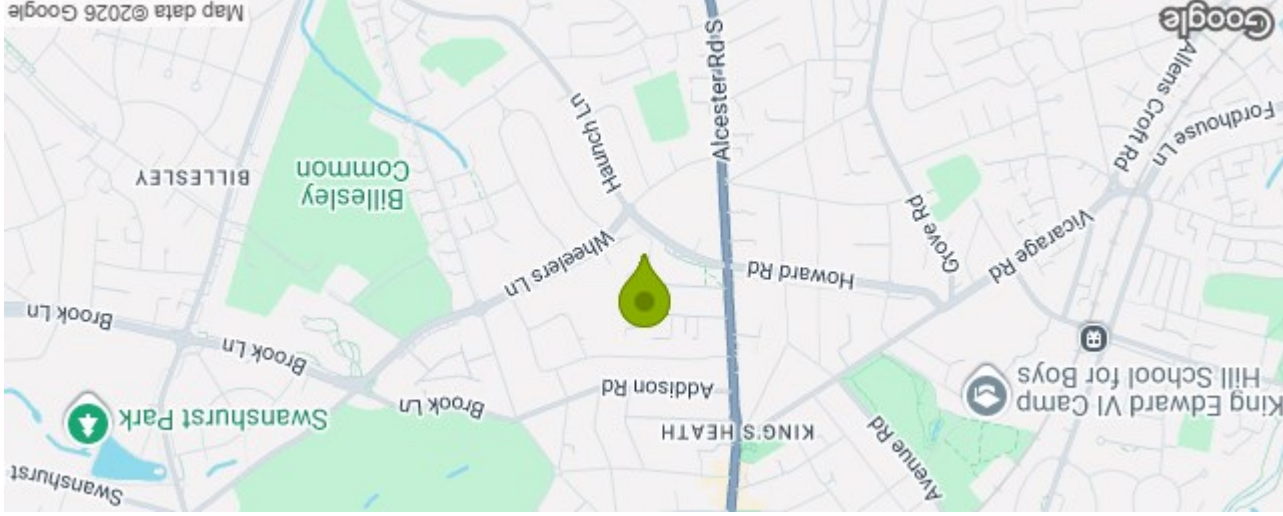
TENURE: We are advised that the property is Freehold

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.

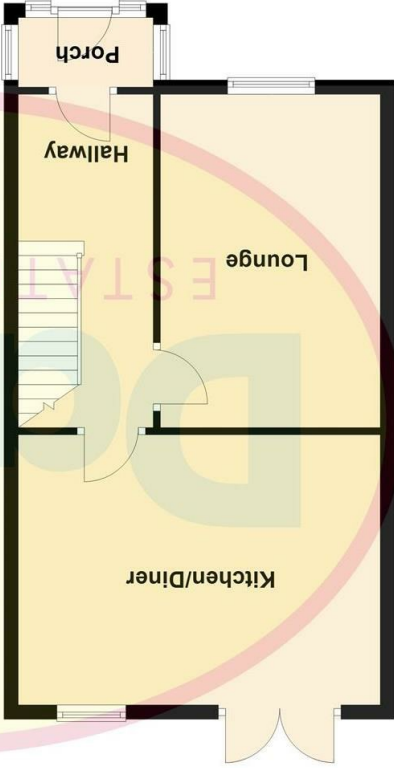
BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 19/05/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 vendors and 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

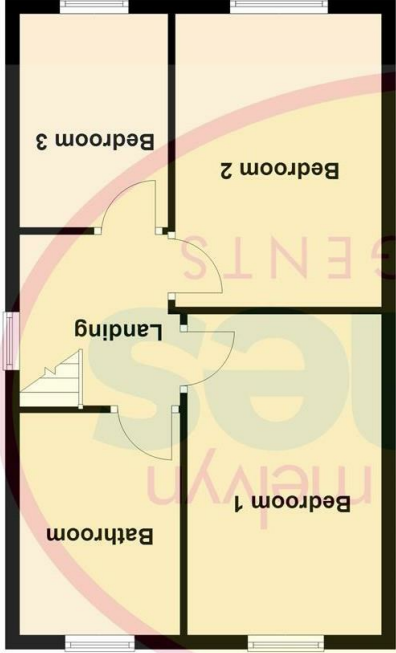
Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) a total cost of £58.80 to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice. Please advise all parties making an offer that, should their offer be accepted, this non-refundable charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued. A copy of the completed purchaser CDD



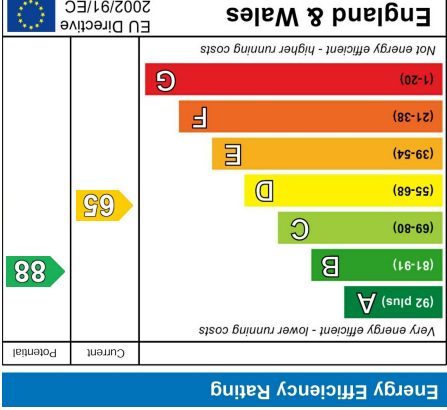
Ground Floor



First Floor



29 Alfred Street Kings Heath Birmingham B14 7HG
Council Tax Band: B



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.