

for sale

offers in the region of

**£320,000** Freehold



**Grange Road Kings Heath Birmingham B14 7RR**

This well presented property is situated in a very sought after street in Kings Heath. The property is great for a family due to its three large bedrooms and large rear garden. The house is situated within walking distance to the High Street where you will find all your day to day amenities.

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# Property Details

## Entrance Hall

Into First Reception Room via Double Glazed Door

## Lounge 11' 4" x 12' ( 3.45m x 3.66m )

Double Glazed Bay Window

Radiator

## Dining Room 11' 4" x 12' 2" ( 3.45m x 3.71m )

Double Glazed Window

Radiator

Access to Stairs

## Kitchen 12' 3" x 5' 9" ( 3.73m x 1.75m )

Double Glazed Window

Integrated Electric Hob, Oven and Hood

## Landing

Radiator

Loft Hatch

## Bedroom One 11' 4" x 12' 1" ( 3.45m x 3.68m )

Double Glazed Window

Radiator

## Bedroom Two 11' 4" x 8' 4" ( 3.45m x 2.54m )

Double Glazed Window

Radiator

Integrated Storage Cupboard

## Bedroom Three 12' 2" x 5' 10" ( 3.71m x 1.78m )

Double Glazed Window

Radiator

## Bathroom

Ground Floor Wet Room with Electric Shower

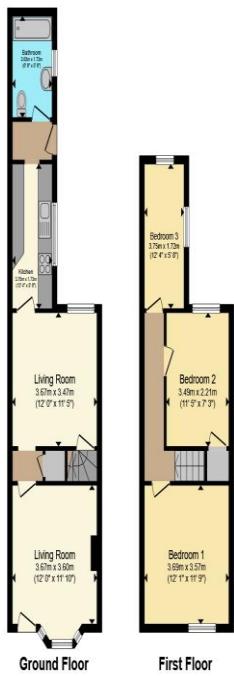
Basin

Toilet

## Rear Garden

Public right of way access through garden and side





Total floor area 79.7 m<sup>2</sup> (858 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

To view this property please contact Connells on

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93 High Street Kings Heath  
 BIRMINGHAM B14 7BW

Property Ref: KTH310801 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: B

Connells

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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