

for sale

offers in the region of **£295,000** Freehold



## Grange Road Kings Heath Birmingham B14 7RR

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. This well presented property is situated in a very sought after street in Kings Heath.



Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

# 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





To view this property please contact Connells on

**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

93 High Street Kings Heath  
BIRMINGHAM B14 7BW

Property Ref: KTH310801 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)