

AP MORGAN



Cartland Road, Kings Heath, Birmingham
Offers in the region of £635,000

Features:

- Imposing 1930's period style property
- Wealth of charming original features
- Five spacious bedrooms
- Two reception rooms
- Stylish kitchen extension
- Bathroom, ground floor shower room & en-suite w/c
- South facing landscaped rear garden
- Large driveway & integral garage

Description:

A stunning example of a thoughtfully extended and traditional 1930's, five bedroom, semi-detached family home, boasting a wealth of original features to include exposed timber floorboards, fireplace, internal doors and feature decorative stained glass window.

The attractive property is set back from the road via a large tarmacked and gravelled driveway and a solid oak timber-framed porch over the front door.

Once inside, the welcoming interior briefly comprises a striking entrance hall, a spacious lounge with a feature bay window, a large sitting/dining room with an original open fireplace and sliding door out to the rear, an extended kitchen/breakfast room constructed with reclaimed bricks and solid wood kitchen units using reclaimed locally sourced materials, a ground floor shower/utility room offering plumbing for a washing machine and space for a tumble dryer, and an integral door through to the garage, which benefits from fitted sockets and lighting.

Rising upstairs, the sizable first-floor gallery landing enjoys an original feature stained glass window and has doors radiating off to three sizable double bedrooms, single bedroom four, and a family bathroom suite offering a bathtub with a separate shower enclosure and a separate W/C.

A further staircase rises to the second-floor loft conversion which hosts a further double bedroom with a large en-suite W/C and generous eaves storage space.

Moving outside, the property highlights a professionally landscaped south-facing rear garden, enjoying an initial paved seating area made up with reclaimed bricks, low maintenance gravelled space with steps leading down to an further lawned seating area having well-stocked planted borders and timber fenced boundaries.

Situated within a popular location of Kings Heath sought after for its catchment to highly regarded local schooling, including Colmore Junior and Infant School and King Edward VI Camp Hill School. Kings Heath, Hazelwell and Highbury parks, and Stirchley High Street are also within walking distance. There are excellent road and public transport links nearby, including the new train station on the Camp Hill line, due to open early 2024.



Details:

Entrance Hall

Lounge 14'10" (4.52) Max into bay x 11'9" (3.58)

Sitting/Dining Room 15'6" x 11'9" (4.72m x 3.58m)

Kitchen/Breakfast Room 13'6" x 15'10" (4.11m x 4.83m)

Shower Room/Utility 8'5" x 6'5" (2.57m x 1.96m)

Garage 16'5" x 8'6" (5m x 2.6m)

First Floor Landing

Bedroom One 15'6" x 12' (4.72m x 3.66m)

Bedroom Two 12' (3.66) Into bay x 11'10" (3.6)

Bedroom Three 12'10" x 8'4" (3.9m x 2.54m)

Bedroom Four 8'1" x 8'4" (2.46m x 2.54m)

Family Bathroom 8' x 8'3" (2.44m x 2.51m)

W/C 2'10" x 5'3" (0.86m x 1.6m)

Second Floor

Bedroom Five 9'10" x 12'5" Both max (3m x 3.78m Both max)

En-suite W/C 13'8" x 7' Min (4.17m x 2.13m Min)

EPC Rating: To be confirmed

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
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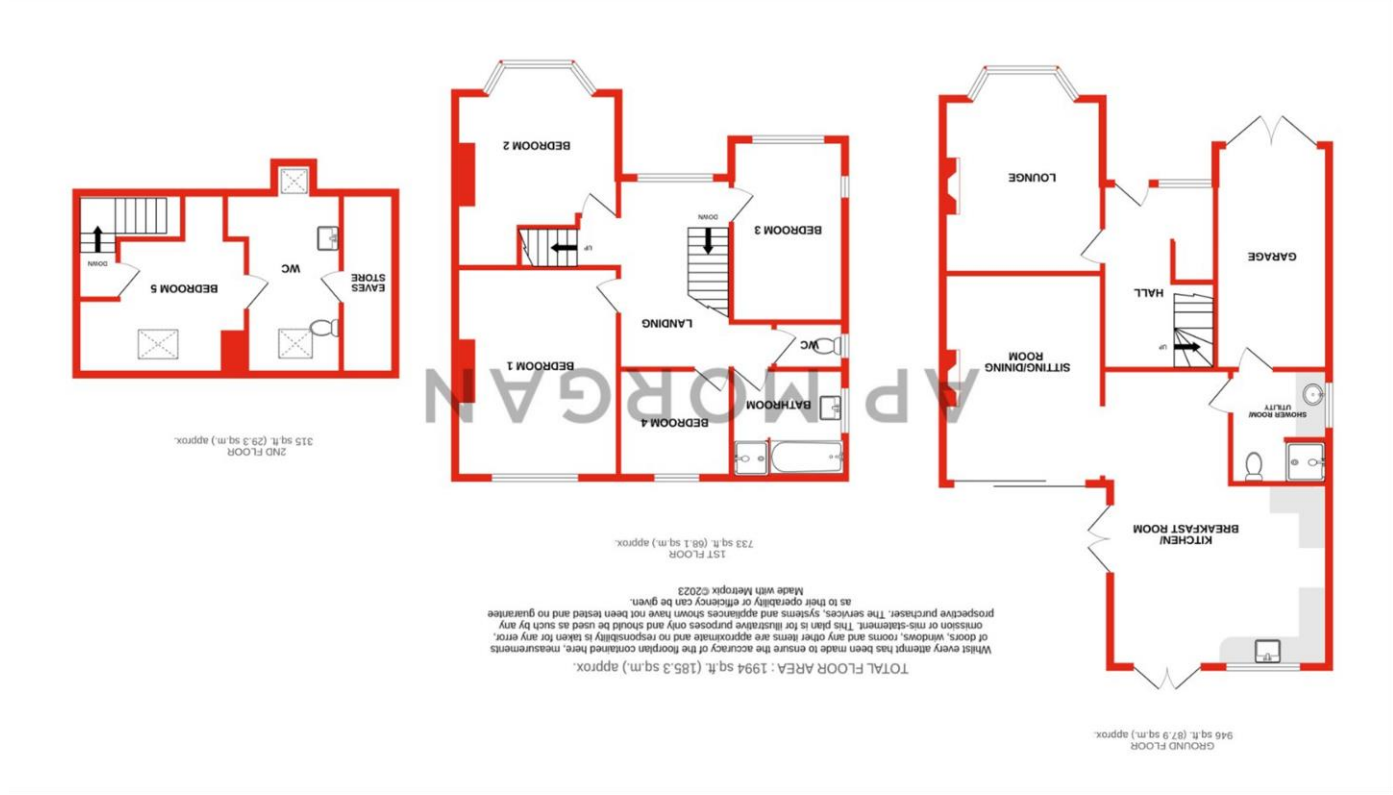
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