

AP MORGAN



Station Road, Kings Heath, Birmingham
Asking Price £290,000

Features:

- Three double bedrooms
- Generous floorplan
- Well-sized garden
- Peaceful residential street
- Popular, well-regarded area
- Abundant parking nearby

Description:

Situated in the highly sought-after and thriving community of Kings Heath, this spacious three-bedroom period home presents a rare opportunity for buyers seeking a property with excellent potential. Offering over 1,000 sq. ft. of living space, this home is in need of comprehensive modernisation, making it an ideal project for those looking to highlight its original charm or to reimagine it with a contemporary update.

The property is fronted by a tidy front garden, set behind a low wall with gate. Parking is freely available on Station Road.

Stepping through the charming porch and entrance hall with tiled floors, you are welcomed into a generous open-plan living and dining area with a delightful feature fireplace and large bay window to the front aspect. The kitchen and ground-floor bathroom offer ample scope for reconfiguration, allowing for a layout that suits modern living. The kitchen is a wonderfully bright room with a glazed door opening out to the rear garden. The bathroom provides a bath, WC and basin.

Ascending to the first floor, the property boasts three well-sized double bedrooms. The principal bedroom is particularly spacious, with a large sash window, while the additional two bedrooms provide versatility—whether as family bedrooms, a home office, or additional living space.

Outside, the garden provides a large patio for outdoor seating, a neat lawn, a mature hedge to one boundary, and wood panelled fences.



Located on Station Road, a quiet, residential street within a stone's throw of the renowned York Road and King's Heath High Street, with popular restaurants, cafes, shops, and pubs, plus a flourishing local arts scene. The area is also highly-regarded for its range of schooling nearby. Additionally, King's Heath is excellently connected, just approx. 3.5-miles from the city centre, with convenient bus routes, quick access to the M42 via the A435, and a brand new train station due to open.

Details:

Porch

Entrance Hall

Living/Dining Room 13'6"x25'1" (4.11mx7.65m) L-shaped room

Kitchen 8'6"x12'7" (2.6mx3.84m)

Bathroom 6'7"x8' (2mx2.44m)

Bedroom 1 15'4"x11'3" (4.67mx3.43m)

Bedroom 2 12'8"x11'3" (3.86mx3.43m) Max. dimensions

Bedroom 3 8'6"x12'6" (2.6mx3.8m) Max. dimensions

EPC Rating: E

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

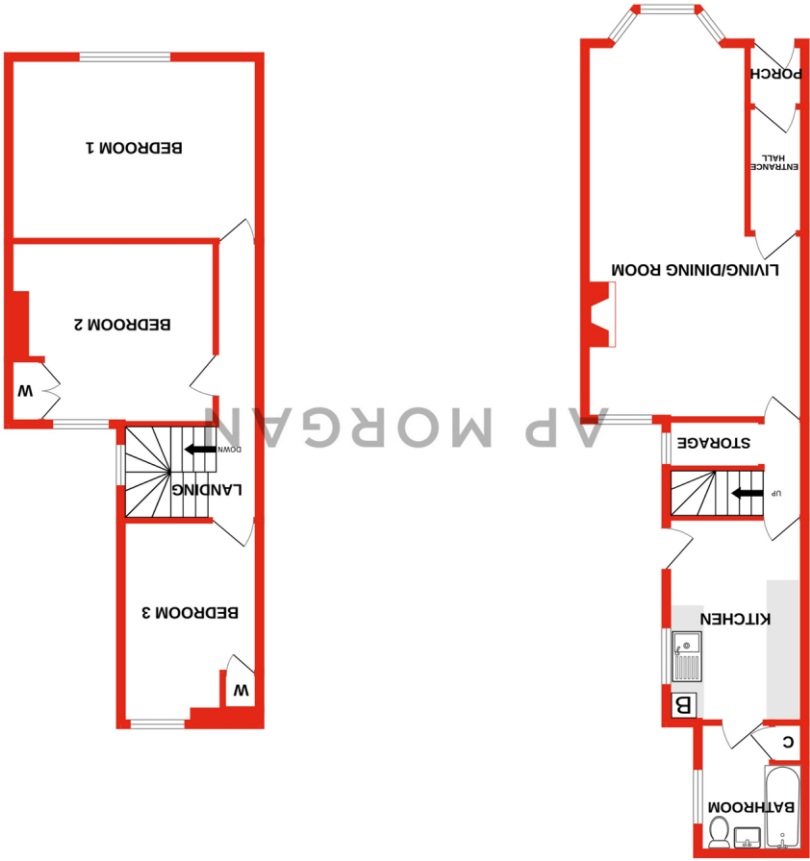
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR 525 sq.ft. (48.8 sq.m.) approx. 1ST FLOOR 494 sq.ft. (45.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of this diagram contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

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