



AP MORGAN



Cartland Road, Kings Heath
Asking Price £650,000

Features:

- Great Quiet Location
- Fully Renovated Property
- Period Style Home
- Four Bedroom Semi Detached
- Private Off-Road Parking
- Catchment for Cape Hill Grammar
- Well-screened landscaped Rear Garden
- Walking Distance to Stirchley & Kings Heath High Streets

Description:

Situated in a private location is this immaculately presented four-bedroom semi-detached home. Blending period character with modern finishes, the property offers generous living accommodation and is perfectly suited for family life.

The property is approached via a private driveway providing off-road parking, leading to the front entrance and integral garage.

Once inside, the welcoming hallway provides access to the main reception spaces. To the front, a bright dining room features a bay window, while the rear lounge enjoys direct access to the garden, creating a light and inviting family space. The heart of the home is the spacious kitchen/breakfast room, fitted with a range of modern units and offering plenty of room for informal dining. A useful utility store and a convenient ground floor WC complete the layout.

Upstairs, the property offers four well-proportioned bedrooms, including a generous main bedroom with bay window. A modern family bathroom and additional WC provide flexibility for busy households.

Moving outside, the home benefits from a rear garden with no direct overlooking, ensuring a sense of privacy and tranquillity — ideal for relaxation or entertaining.

The property falls within the sought-after catchment for Camp Hill Grammar School and is conveniently placed near both Stirchley and Kings Heath High Street, offering a wide variety of shops, cafes, and leisure facilities. Excellent transport links make this a highly accessible and desirable location.



Details:

Drawing Room 16'7" x 11'11" (5.05m x 3.63m) Into Bay

Lounge 15'5" x 11'11" (4.7m x 3.63m) Both Max

Kitchen/Breakfast Room 17'4" x 11'10" (5.28m x 3.6m) Both Max

Store

WC

Lean-To 28'2" x 3'6" (8.59m x 1.07m) Both Max

Bedroom 1 13' x 11'11" (3.96m x 3.63m) Into Bay

Bedroom 2 15'5" x 11'11" (4.7m x 3.63m) Into Wardrobes

Bedroom 3 12'7" x 8'5" (3.84m x 2.57m) Into Wardrobes

Bedroom 4 8'6" x 8'6" (2.6m x 2.6m)

Bathroom 8'6" x 8'5" (2.6m x 2.57m)

WC 5'4" x 0.87 (1.63m x 0.87)



EPC Rating: D

Council Tax Band: E (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?

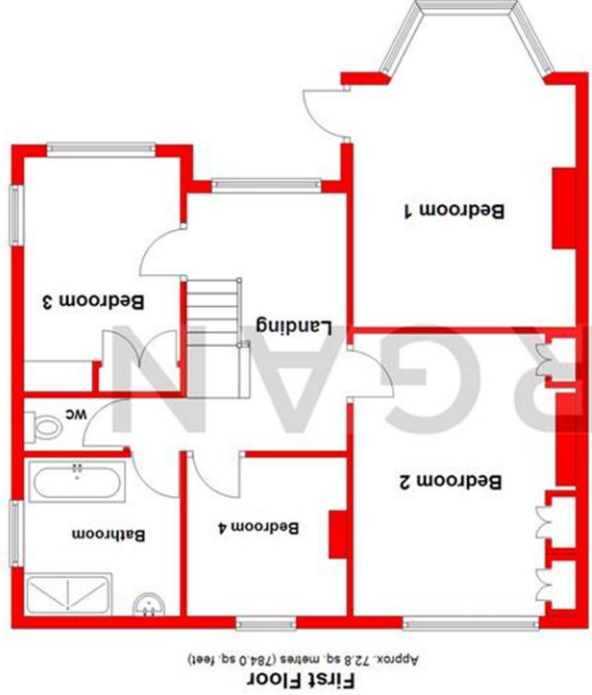
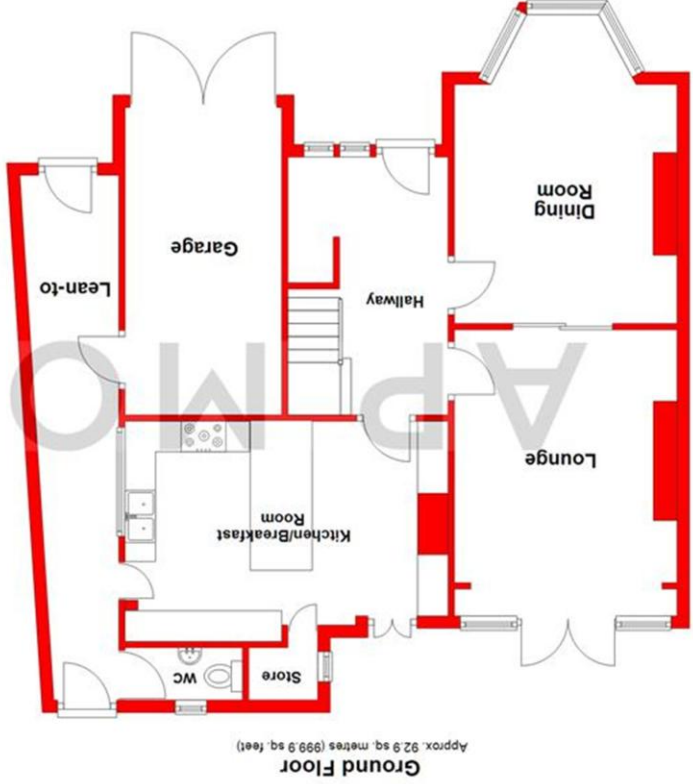
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 165.7 sq. metres (1783.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Plan produced using Planlpp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.