

AP MORGAN



Kingswood Close, Druids Heath
Asking Price £590,000

Features:

- Five double bedroom detached family home
- Spacious dual aspect lounge with bay window and French doors to the garden
- Substantial fitted kitchen with breakfast island and French doors to the rear lawn
- Separate dining room with front facing bay window
- Laundry room with extra counter space and plumbing for freestanding appliances
- Ground floor WC
- En-suite bathroom and walk-in wardrobe to bedroom four
- Family bathroom plus a second shower room complete with sauna
- Low maintenance rear garden with artificial lawn and raised decked patio
- Pond and water feature in rear garden
- Off street parking for one vehicle
- Garage for storage
- Excellent access to local parks, walkways and canal network
- Close to King Edward VI Camp Hill, one of the top grammar schools in the country
- Easy access into Birmingham city centre via bus and train

Description:

Space to grow, room to breathe, and a garden the whole family has fallen for. This one ticks every box.

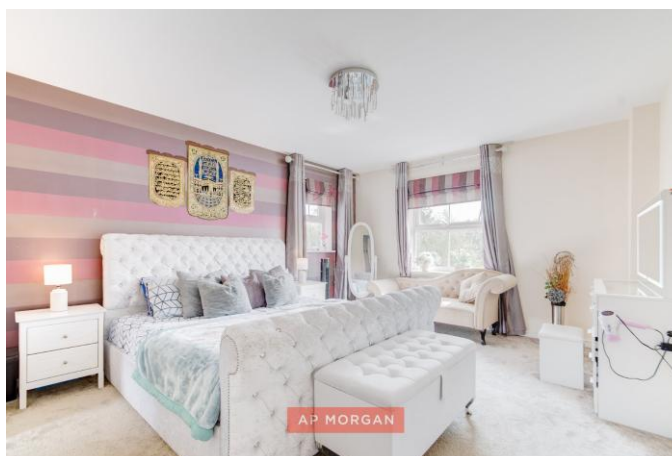
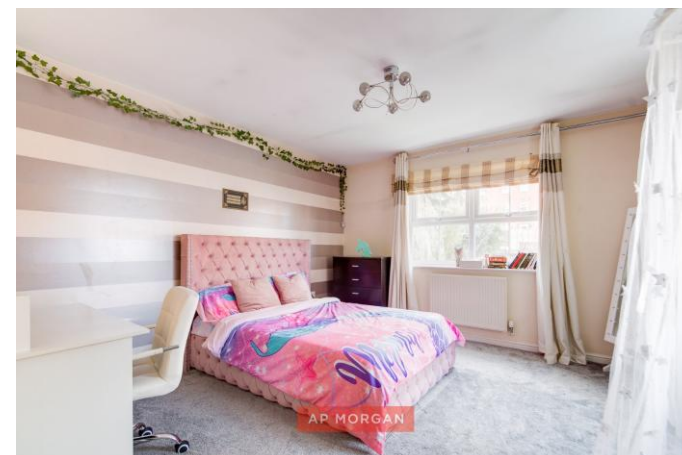
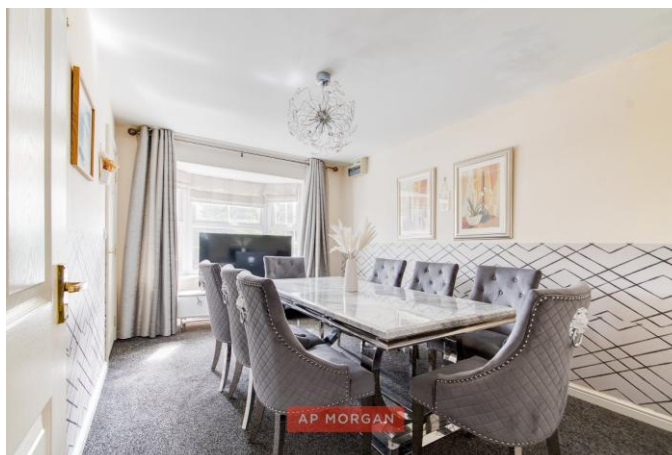
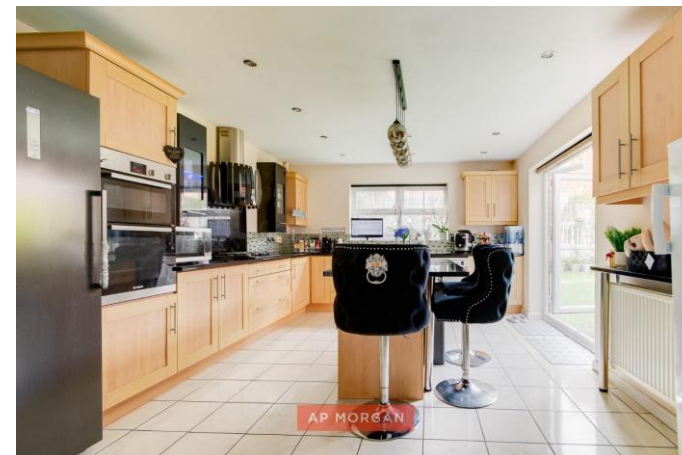
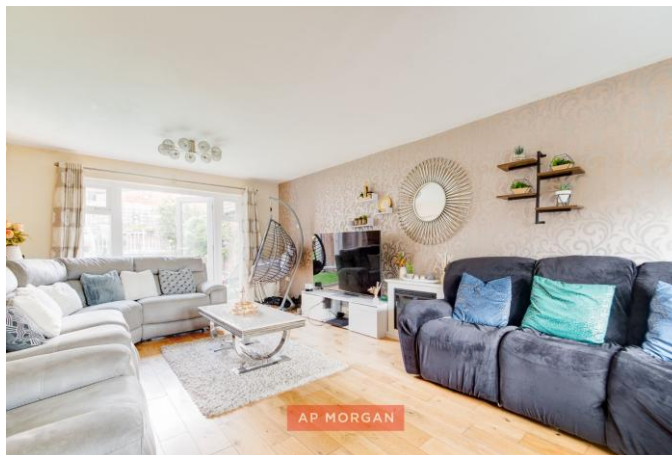
Set in a quiet, well established close to King's Heath & King's Norton, close to local parks, walkways and the canal, this five bedroom detached home has space for the whole family. A dual aspect lounge with French doors opens onto a substantial kitchen with breakfast island, alongside a dining room, laundry room and ground floor WC. Upstairs are five double bedrooms, one with en-suite and walk-in wardrobe, a family bathroom, and a second shower room with sauna. Outside, a low maintenance garden with artificial lawn and decked patio, Pond with water feature plus off street parking and a garage.

We asked them what made them buy it...

"It was the location. Nice and fantastic, with lots of space around us. Getting around has always been easy, with buses, trains and the canals close by, and the schools sealed the deal, King Edward VI Camp Hill is one of the top grammar schools in the country. There's a real sense of community here too, with lots of local clubs and groups. It's quiet, secure, and has good space around you, and that's exactly what we wanted."

What about the house itself?

"We've always spent most of our time in the living room and kitchen, that's really the heart of the house. The garden has been brilliant for the children playing and summer entertaining. We put in new decoration and new carpets, and the garden has had real love and attention over the years. The sauna and jacuzzi have been such a treat. It's the garden with the pond, the sauna and the jacuzzi we'll miss most, and people always comment on the living



room and garden when they visit. It's big, it's green, and we've never stopped loving it."

Our agents say...

This is a home built for family life. Five genuine double bedrooms, an en-suite and walk-in wardrobe to bedroom four, and a sauna that's a real standout. The kitchen and dining space give you room to cook, eat and entertain, while the dual aspect lounge with French doors onto the garden pulls everyone together. Add a low maintenance garden, off street parking, and a garage, and you've got a home that works hard without asking much in return. Kings Heath & King's Norton offer green space, canal walks, strong transport links into Birmingham, and one of the country's top grammar schools nearby. Get in touch today and let us show you around.

Details: Hall

Living Room 23'11" x 12'10" (7.3m x 3.9m)

Kitchen 15'5" x 13'3" (4.7m x 4.04m) Both Max

Dining Room 14'3" x 10'2" (4.34m x 3.1m)

Laundry Room 6'2" x 6'11" (1.88m x 2.1m)

Ground Floor WC 4'6" x 4'5" (1.37m x 1.35m)

Landing

Bedroom One 16'8" x 12'9" (5.08m x 3.89m) Both Max

Bedroom Four 13'8" x 12'1" (4.17m x 3.68m)

Ensuite Bathroom 8'6" x 6'4" (2.6m x 1.93m)

Walk-in Wardrobe 8'6" x 5'6" (2.6m x 1.68m)

Bedroom Five 9'8" x 9'7" (2.95m x 2.92m)

Shower Room 8'4" x 5'10" (2.54m x 1.78m)

Sauna 4'2" x 5'10" (1.27m x 1.78m)

Landing

Bedroom Two 17' x 12'4" (5.18m x 3.76m) Both Max

Bedroom Three 17'7" x 10'3" (5.36m x 3.12m)

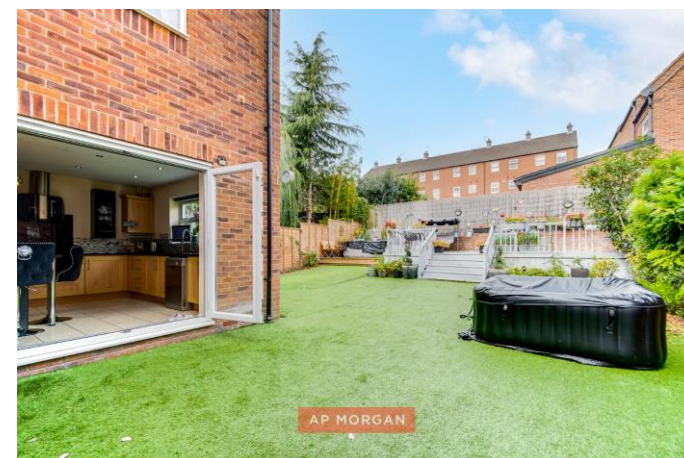
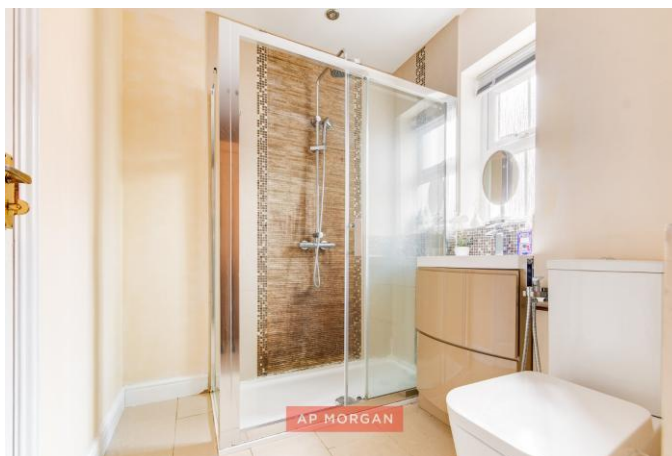
Bathroom 9'6" x 5'11" (2.9m x 1.8m)

EPC Rating: C

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



How can we help you?

Need a mortgage?

We recommend Wiser 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 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

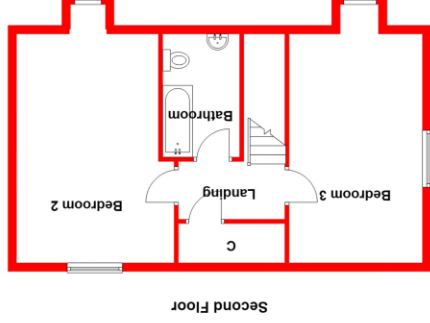
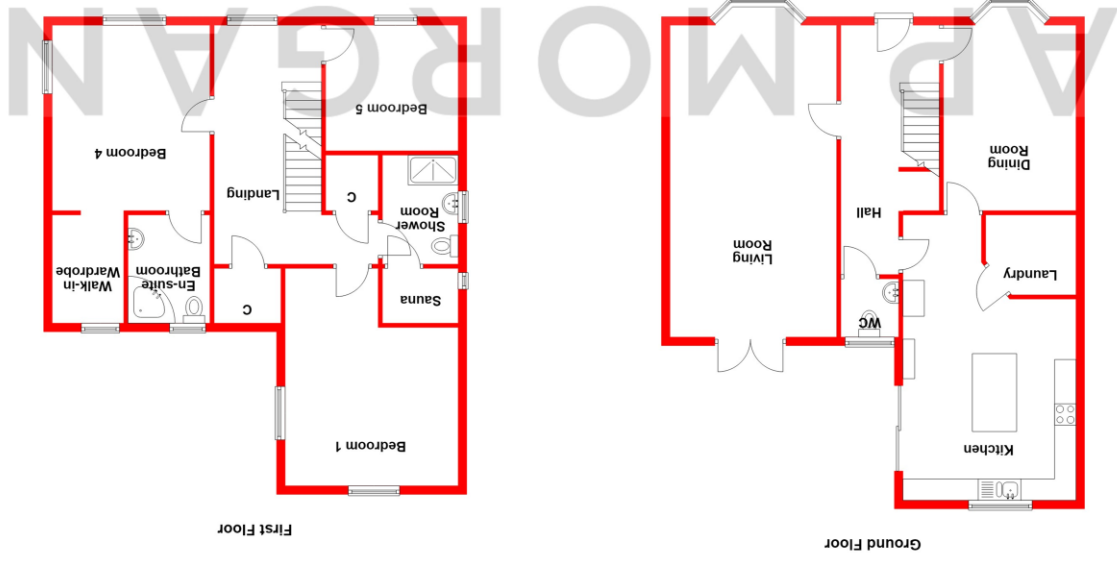
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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. 217.4 sq. metres (2339.9 sq. feet)
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, corners, 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 Planlup.

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