



Jutland Road, Birmingham

Guide Price £250,000

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HOMES



## PROPERTY OVERVIEW

This well-presented three bedroom semi-detached home is situated on a generous corner plot, making it an excellent opportunity for first-time buyers or investors. The property offers scope for future extension (subject to the necessary planning permissions), allowing you to tailor the space to your needs.

On the ground floor, you will find a spacious living room that benefits from an abundance of natural light, creating a welcoming and comfortable environment for relaxation or entertaining guests. The fitted kitchen provides ample storage and workspace, while the downstairs bathroom adds extra convenience for family living.

A large side garage provides valuable additional storage or secure parking, with potential for conversion if desired (subject to planning).

Upstairs, there are three generously sized bedrooms, all well-proportioned to accommodate family life or flexible home working arrangements.

The outside space is equally impressive, with a paved, low-maintenance rear garden that offers privacy and is perfect for outdoor dining, entertaining, or simply relaxing in the fresh air. The garden's design ensures minimal upkeep, allowing you to enjoy your leisure time without the burden of extensive gardening.





At the front of the property, a substantial driveway provides off-road parking for multiple vehicles, complemented by a well-maintained foregarden that enhances the home's kerb appeal.

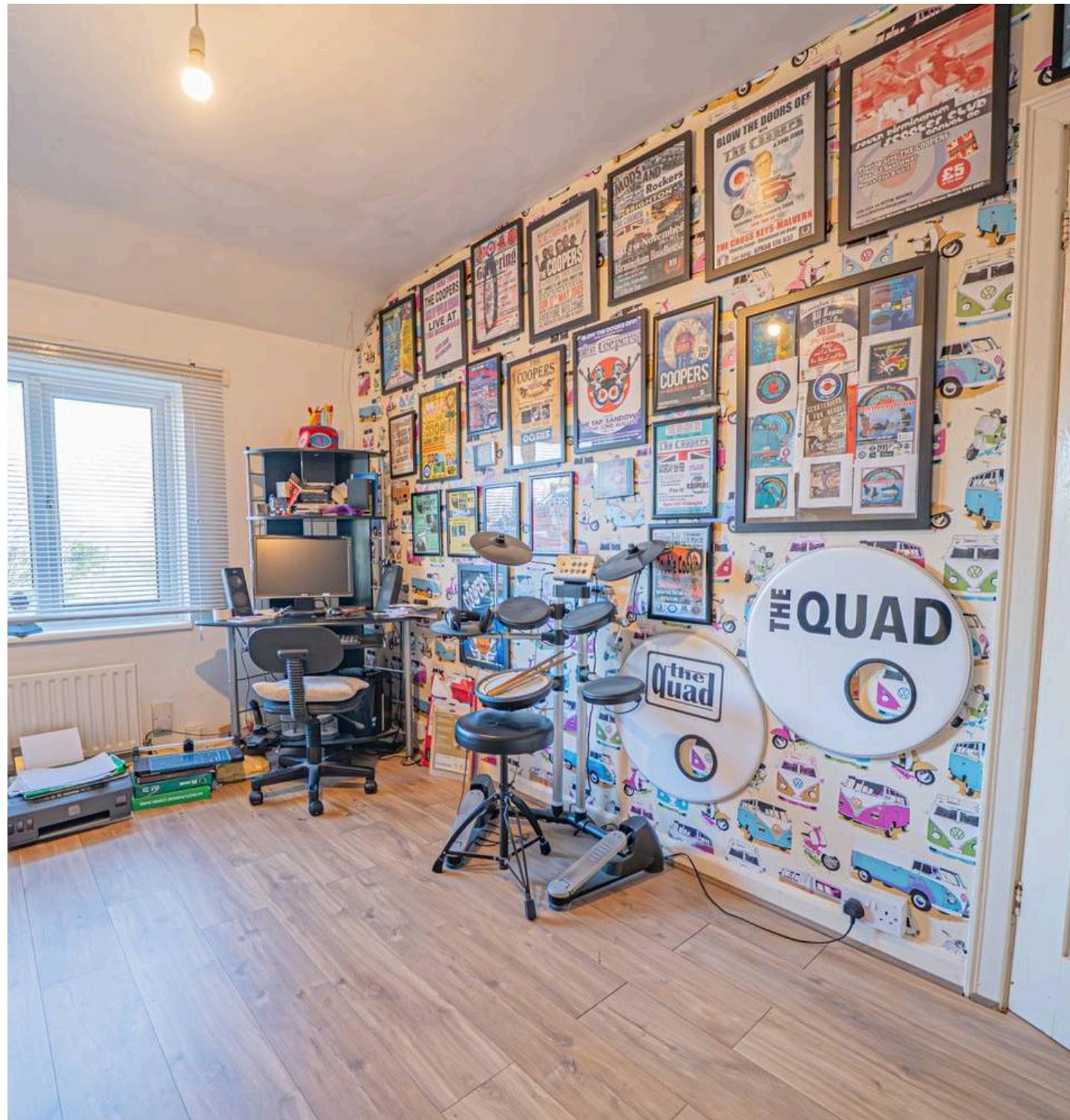
#### PROPERTY LOCATION

This property is situated in Kings Heath, a suburb of south Birmingham, five miles south of the city centre. Kings Heath is a very popular area with many restaurants, cafes and shops plus an excellent bus service into and out of the city centre. This area is also best known for its wide range of primary and secondary schools and great transport links in and out of the city centre. Kings Heath has two parks in particular Kings Heath Park featuring a Victorian-styled tea room and Highbury Park (on the border with Moseley) both known for their unusual plants and trees. Many of the homes in the area date back from Victorian times ranging from terraces to large Edwardian detached homes.

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi-Detached Family Home
- Ideal For First-Time Buyers Or Investors
- Scope For Extension (Subject To Planning Permission)
- Corner Plot With Large Driveway / Foregarden
- Spacious Living Room
- Fitted Kitchen
- Downstairs Bathroom
- Three Generously Sized Bedrooms
- Low Maintenance Rear Garden
- Large Side Garage



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LIVING ROOM**

15' 10" x 13' 11" (4.83m x 4.23m)

**KITCHEN**

10' 10" x 9' 4" (3.30m x 2.85m)

**BATHROOM**

9' 8" x 5' 9" (2.95m x 1.74m)

**INTEGRAL GARAGE**

19' 6" x 15' 3" (5.94m x 4.65m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

14' 2" x 10' 7" (4.31m x 3.23m)

**BEDROOM TWO**

12' 11" x 9' 5" (3.94m x 2.87m)

**BEDROOM THREE**

9' 4" x 7' 7" (2.85m x 2.30m)

**TOTAL SQUARE FOOTAGE**

109.0 sq.m (1170 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING**

**GARDEN**



#### ITEMS INCLUDED IN THE SALE

Free-standing cooker, microwave, fridge, freezer, washing machine, some carpets, some curtains, some blinds, all light fittings, CCTV and metal shed.

#### ADDITIONAL INFORMATION

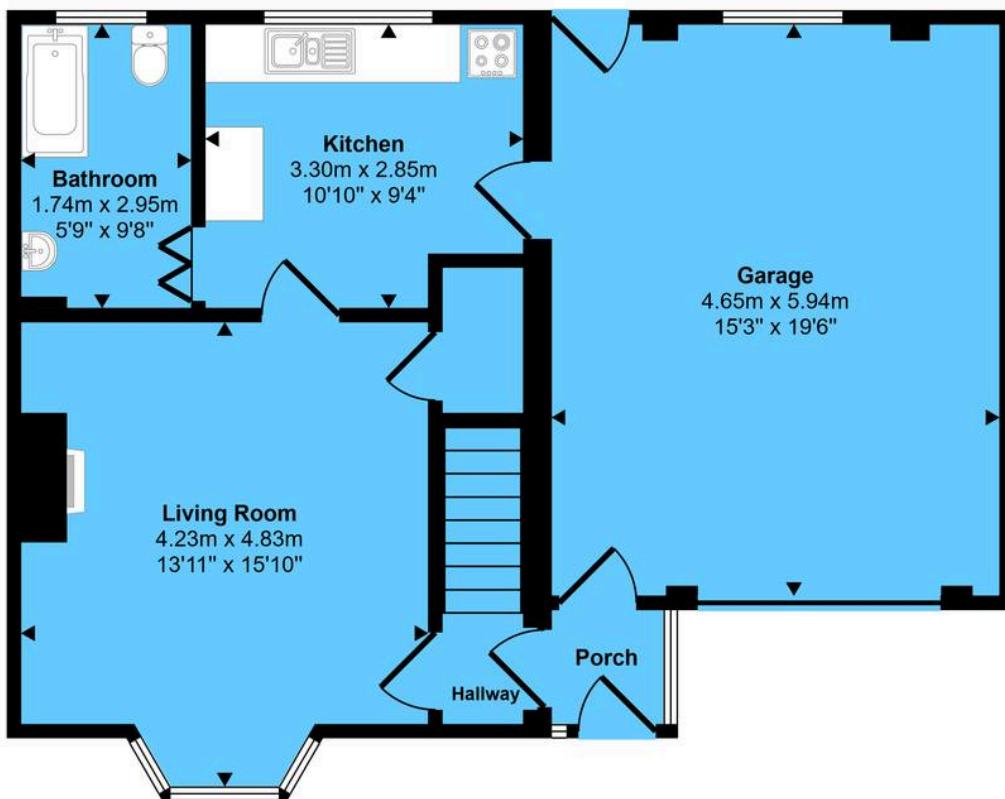
Services – direct mains water, sewers and electricity. Broadband – cable. Loft – boarded.

#### INFORMATION FOR POTENTIAL BUYERS

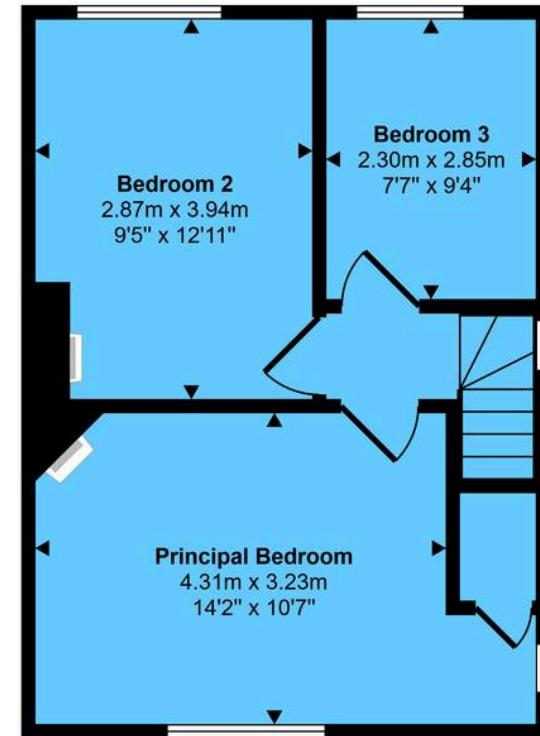
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
109 sq m / 1170 sq ft



Ground Floor  
Approx 70 sq m / 755 sq ft



First Floor  
Approx 39 sq m / 415 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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