



## Springfield Road

Kings Heath, B14 7DX

Offers In The Region Of £595,000



- Stunning Detached Family Residence in Popular Location
- Open Plan Kitchen Dining at the Rear of Property
- Two Off Road Car Parking Bays With Electric Charging Point
- No Upward Chain
- Four Bedrooms with Built-in Wardrobes and Four Bathrooms
- NHBC 10 Year Buildmark Warranty
- Superbly Located with Excellent Access to Kings Heath, Mosely and Birmingham City Centre
- EPC Rating - B

# Springfield Road

Kings Heath, B14 7DX

Offers In The Region Of £595,000



An immaculate four bedroom detached family home situated in this fantastic location within convenient access to both Mosely Village and Kings Heath High Street. This stunning executive home has been thoughtfully designed throughout and was built to the highest standard to provide approximately 1636 square feet of luxurious internal accommodation. With two off road parking spaces with EV charging point and being sold with No Upward Chain.

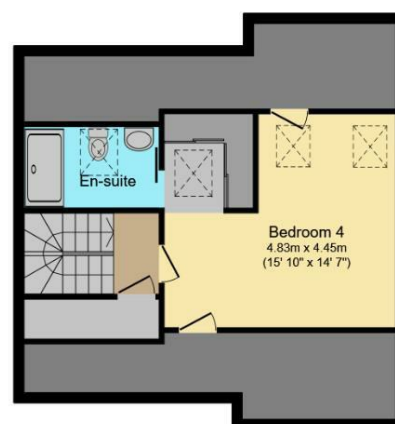
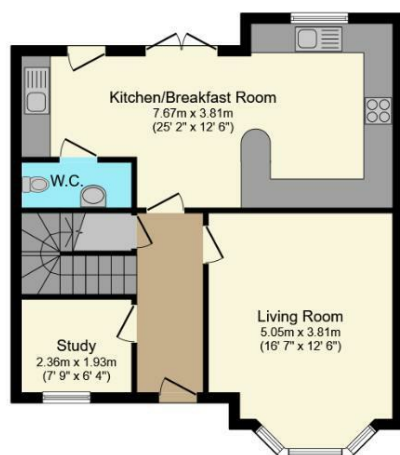
The property is set back away from the road with a landscaped front fore garden and steps up to the property entrance. As you enter the property you are welcomed by an impressive tiled entrance hall offering access to a useful study room, and a spacious lounge which occupies the front of the property. At the rear, stretching across the width of the property is a luxury open-plan kitchen/dining room which provides ample space for a dining table and chairs and access to a guest W.C with separate utility area, alongside a fantastic fully integrated kitchen complete with all integrated appliances.

To the first floor a spacious landing leads into three generous double bedrooms all of which include fitted wardrobes with automatic LED lighting. Two of the bedrooms include luxury en-suite shower room facilities, and there is an additional Jack and Jill bathroom off the first bedroom which includes freestanding bath with a separate shower cubicle. Occupying the entire second floor is a spacious master bedroom suite complete with a dressing area and luxurious en-suite bathroom. All the bedroom accommodation benefits from TV/CAT5e home data network.

Outside at the rear, there are landscaped gardens providing beautiful and secluded outside space, ideal for the entertainment of family and guests, with gated access to private off-street parking available for two vehicles complete with electric vehicle charging point.

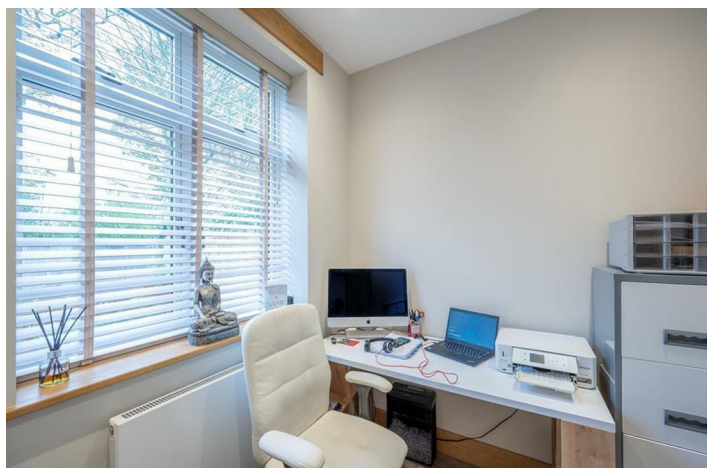
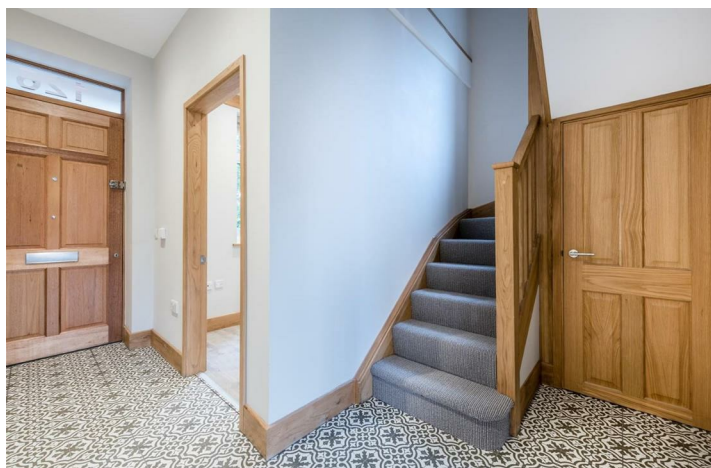
The house sits directly opposite the historic Moseley Golf Club, established in 1892, and provides fantastic views over the course. With its village-like ambiance, Kings Heath and Moseley offer a fantastic range of independent shops, bars and restaurants along with a fantastic cafe culture. The property is also ideally positioned within catchment areas of a number of Ofsted 'Outstanding' primary and secondary schools. Additionally the property is ideally situated for its proximity to the new Kings Heath train station which is scheduled for opening soon and will provide quick and convenient access to Birmingham City Centre and the national rail network.

# Floorplan



**Total floor area: 150.3 sq.m. (1,618 sq.ft.)**

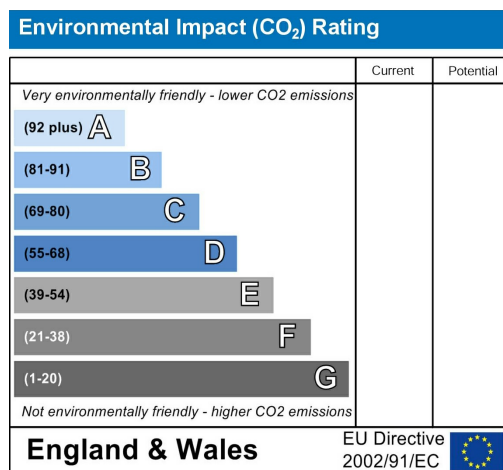
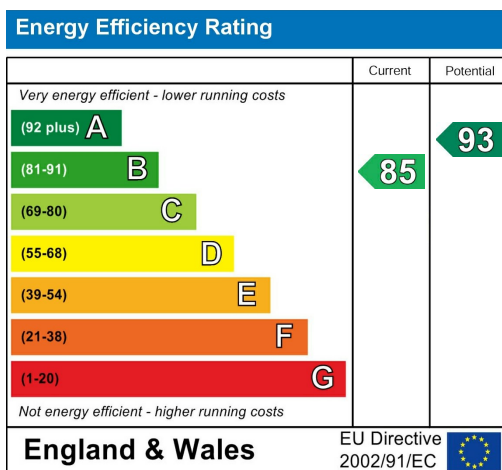
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







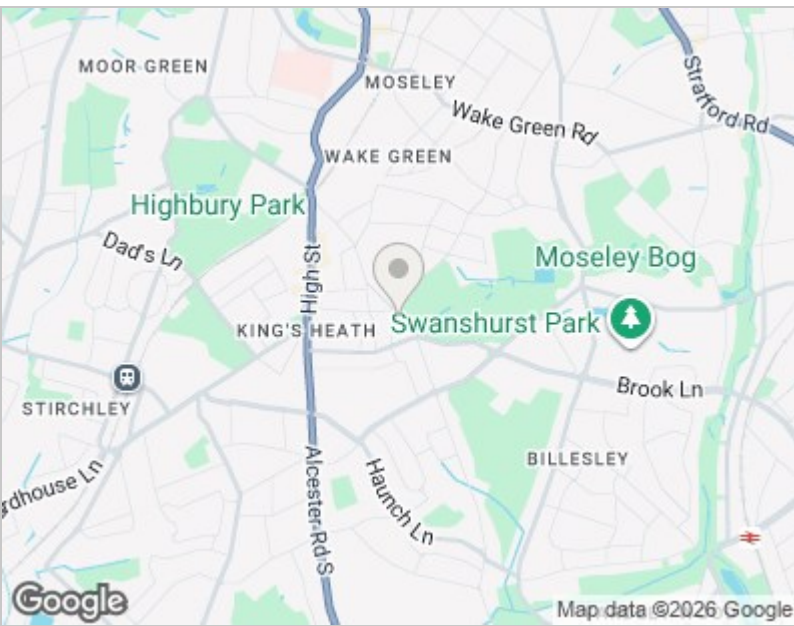
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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