

**Branch Office:**  
1130 Stratford Road  
Hall Green  
Birmingham B28 8AE  
Tel: 0121 778 6969  
Fax: 0121 778 6967

# Paul & Sons

Estate Agents

**Head Office:**  
427 Stratford Road  
Sparkhill  
Birmingham B11 4LB  
Tel: 0121 771 3435  
Fax: 0121 772 2973

• Residential • Commercial • Sales • Lettings • Management • Property Finance

[www.paulandsons.co.uk](http://www.paulandsons.co.uk) (e) [info@paulandsons.co.uk](mailto:info@paulandsons.co.uk)

## FOR SALE



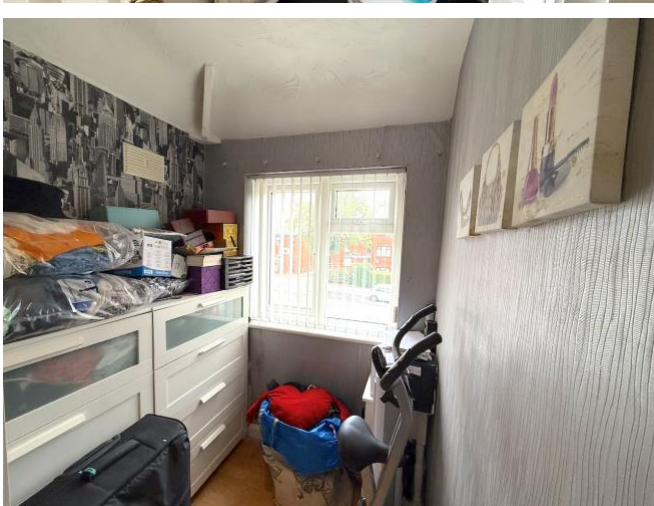
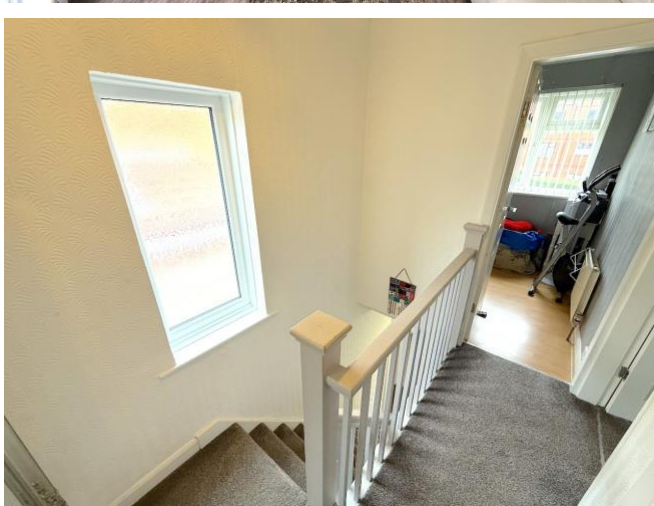
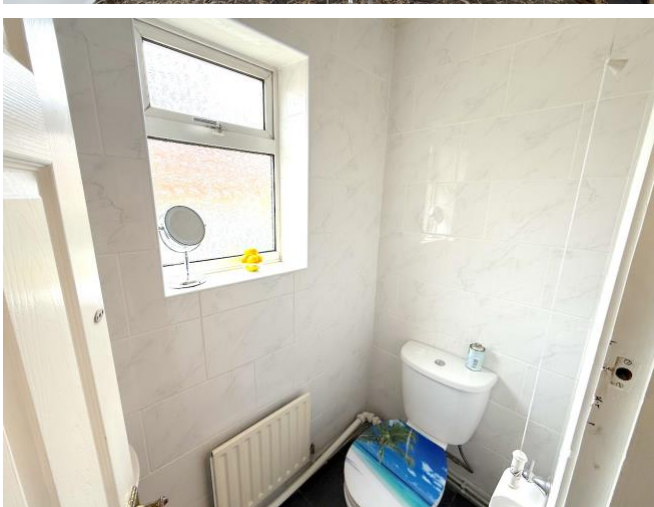
323 HAUNCH LANE, KINGS HEATH, BIRMINGHAM, B13 0PL



Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:

(1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.





Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:  
 (1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.





Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:  
 (1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



Paul & Sons Estate Agents are delighted to present this charming and well-maintained property located at 323 Haunch Lane in the sought-after area of Kings Heath, Birmingham. This fantastic home offers a unique blend of modern living and traditional features, making it ideal for families, first-time buyers, or investors looking for a great opportunity.

This delightful property boasts three generous bedrooms, perfect for family living or accommodating guests. The spacious living room invites you in with its natural light and warmth, providing a cozy space for relaxation or entertaining.

The modern kitchen is fully equipped with high-quality appliances and ample storage, leading to a dining area that seamlessly connects to the private rear garden. The outdoor space is perfect for summer barbecues or a tranquil retreat with beautifully landscaped gardens, and an amazingly spacious outhouse situated at the rear of the garden.

The property also features a well-appointed family bathroom, with contemporary fixtures and fittings, ensuring comfort and convenience for all residents.

Situated in the heart of Kings Heath, this property benefits from an array of local amenities, including shops, cafes, and parks, all within walking distance. Excellent transport links provide easy access to Birmingham city centre and surrounding areas, making it ideal for commuters.

**Measurements** *(all measurements are approximate):*

**Ground Floor:**

Entrance Hallway:	17'06 X 9'11
Lounge:	21'10 X 10'10
WC:	05'04 X 03'01
Kitchen:	11'10 X 20'00

**First Floor:**

Bedroom 1:	11'00 X 09' 07
Bedroom 2:	10'04 X 09'07
Bedroom 3:	05'08 X 07'03
Bathroom:	06'03 X 05'06

**Tenure**

The Agent understands that the property is available on Freehold, with vacant possession.

**\*Viewing Arrangements:\***

This property is sure to attract considerable interest. To avoid disappointment, we recommend scheduling a viewing at your earliest convenience. Please contact Paul & Sons Estate Agents to arrange a suitable time.

**Strictly by appointment through Paul & Sons: 0121 778 6969.**

**PRICE: (Offers Around) £300,000.00**

**Agents Note:**

Measurements taken are approximate and some may be maximum on irregular walls. The Agent has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order or fit for their purpose. Neither has the Agent checked the legal documents to verify the (\*) Freehold or the (\*) Lease of the property. The prospective buyer or tenant is advised to obtain the verification from their respective solicitor or surveyor.  
(\*) Whichever is applicable.

Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:  
(1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.