



26 Vaughton Street | B12 0SS

**Spacious | Stylish | Superb Location**

Step into this beautifully presented semi-detached freehold home in the heart of Balsall Heath, just minutes from Birmingham City Centre. Offering generous living space, this versatile property is perfect for growing families or savvy investors alike.

- No Upward Chain
- Close to City Center
- Freehold
- Garage
- Driveway

**£460,000**



## Property Description

### **LIVING ROOM 15' 11" x 11' 3" (4.869m x 3.448m)**

Flooded with natural light, the spacious living room offers the perfect blend of comfort and style. With high ceilings, large windows, and a welcoming ambiance, it's an ideal space for cozy nights in or entertaining guests in style.

### **KITCHEN 13' 10" x 7' 9" (4.239m x 2.370m)**

Compact yet cleverly designed, this stylish kitchen makes the most of every inch. With smart storage solutions and efficient layout, it's perfect for cooking up your favourites without compromising on function or flair.

### **DINING HALL 9' 4" x 13' 11" (2.848m x 4.245m)**

Generously proportioned and beautifully bright, the spacious dining hall sets the tone for stylish entertaining and relaxed family dining. Whether it's everyday meals or special occasions, this adaptable space easily suits your lifestyle.

### **BEDROOM ONE 7' 6" x 7' 10" (2.297m x 2.393m)**

A well-proportioned and efficient bedroom, offering a comfortable space for rest or work. Despite its modest dimensions, the room is designed to maximize functionality and benefits from ample natural daylight.

### **BEDROOM TWO 11' 4" x 11' 3" (3.468m x 3.438m)**

Generously sized and filled with light, this bedroom provides the perfect canvas for relaxation or creativity. Its versatile layout easily accommodates everything from a restful haven to a dynamic home office.

### **BEDROOM THREE 7' 10" x 7' 8" (2.402m x 2.342m)**

This thoughtfully sized bedroom provides a practical and inviting environment, ideal for accommodating guests, a child's room, or a dedicated workspace.

### **BEDROOM FOUR 9' 3" x 13' 10" (2.835m x 4.241m)**

Bedroom Four offers a notably generous footprint, providing flexibility for a range of furnishings and arrangements. Its extended layout makes it well-suited as a primary bedroom, guest suite, or multi-use space, with excellent scope for comfort and functionality.

### **MAIN BATHROOM 11' 7" x 5' 0" (3.541m x 1.547m)**

The main bathroom is well-appointed and spacious, offering a clean and contemporary design. Its elongated layout allows for a full suite with potential for both bath and shower fittings, combining practicality with comfort for everyday use.

### **BEDROOM FIVE 9' 4" x 11' 3" (2.846m x 3.443m)**

Positioned to offer privacy and comfort, Bedroom Five features a balanced layout ideal for tailored use. Whether styled as a quiet retreat, a creative studio, or a private guest room, this space lends itself to a variety of purposes with ease.

### **BEDROOM SIX 11' 5" x 12' 10" (3.496m x 3.932m)**

Impressively spacious, Bedroom Six stands out with its generous proportions and comfortable layout. Ideal as a principal bedroom, shared room, or luxury guest suite, it offers ample space to personalise and create a truly relaxing environment.

### **TOP FLOOR SHOWER ROOM 5' 9" x 4' 9" (1.772m x 1.470m)**

Compact yet efficiently designed, the top floor shower room features a contemporary suite with a fully enclosed shower, ideal for daily use or as a convenient facility for upper-level bedrooms. Its smart layout ensures practical use of space without compromise on comfort.

**GARAGE 16' 11" x 8' 10" (5.160m x 2.711m)** A generously sized garage offering secure off-street parking and valuable storage space. With ample room for a vehicle and additional shelving or tools.



**Ownership-** 100%

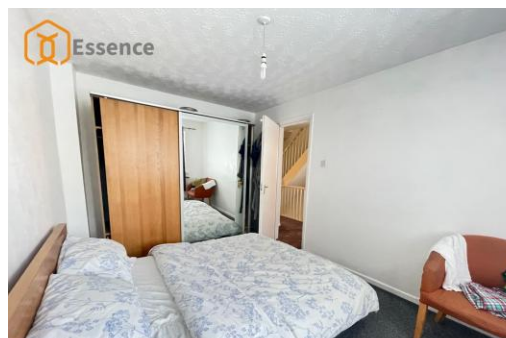
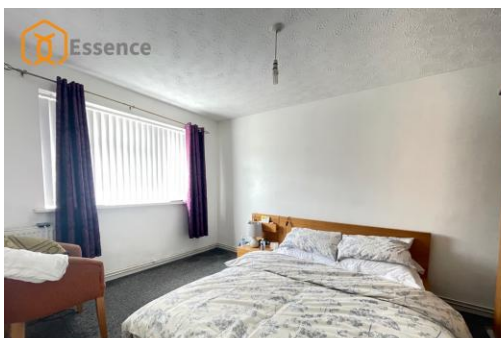
**Tenure** - Freehold

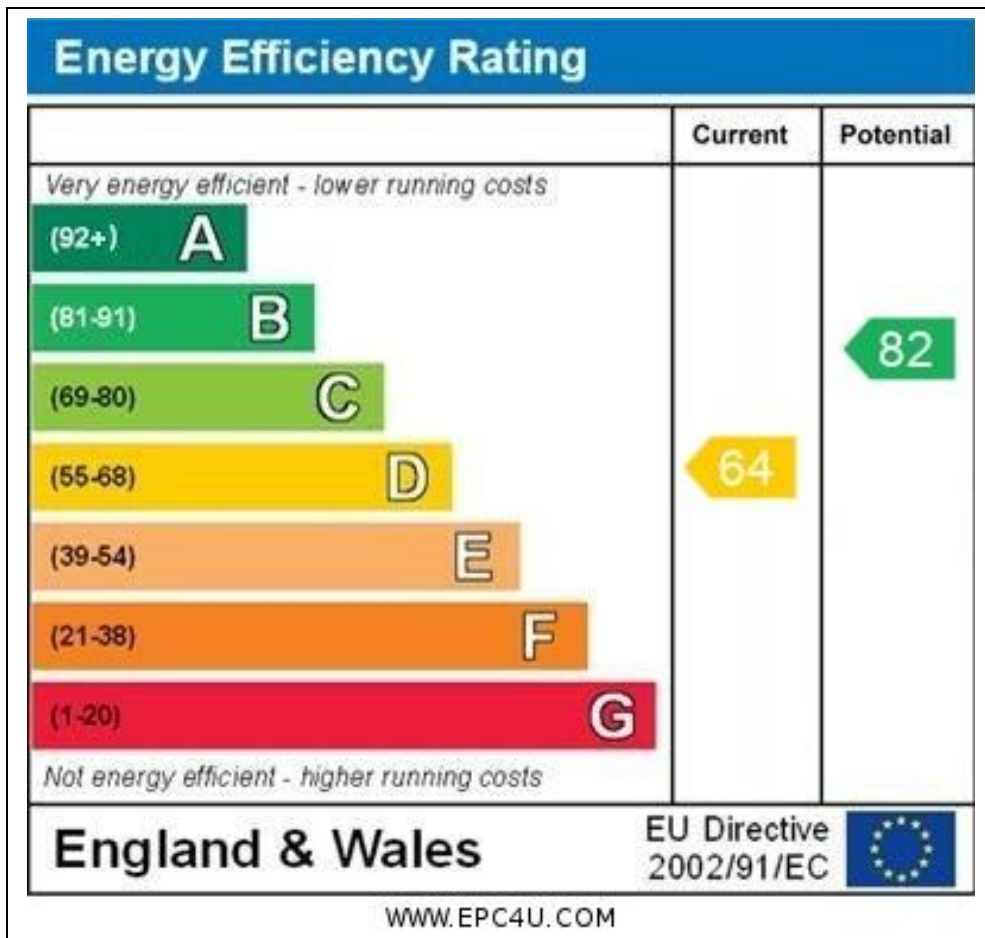
**Services-** Mains Water, mains electricity and mains drainage

**Local Authority-** Birmingham City Council,  
Council House, Victoria Square,  
Birmingham, B1 1BB

**Council Tax Band-** D

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Essence has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Essence has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

22 Skinner Lane  
Birmingham  
West Midlands  
B5 6AR  
01216667588  
info@essenceproperties.co.uk