

AP MORGAN



Lindsworth Road, Birmingham
Offers in excess of £325,000

Features:

- Two double bedrooms & one single room
- Modern bathroom
- Large fitted kitchen
- Spacious lounge
- Ground floor WC
- Off street parking.

Description:

This well-presented, deceptively spacious 3 bedroom, semi-detached house presents a spacious lounge, large fitted kitchen, ground floor WC, family bathroom, dining room and off-street parking.

Approaching the property there is a double brick-paved drive which spans the width of the property.

Entering the property, the ground floor presents: a spacious lounge with space for multiple suites and access to the rear garden, A large fitted kitchen with plenty of counter space with an integral sink, dishwasher, washing machine, fridge and freezer, there is also a freestanding gas oven with hob. The dining room is spacious with space for a fireplace and a large dining table. The WC features a washbasin and toilet.

The first floor presents, Bedroom one is a large double with plenty of space for freestanding furniture and a bay window creating a bright room, Bedroom two is also a large double also with a bay window with views to the rear garden and Bedroom three is a comfortable single which looks to the front drive. The family bathroom presents a washbasin, WC, bath and shower.

The garden opens initially to a raised decking patio area and continues to steps leading to a grass-laid lawn.

Situated in Kings Norton, this property is close to several local schools and amenities. A short drive to Kings Norton town centre there is easy access to several restaurants, shops and supermarkets as well as access to wider road networks such as the M42.



Details:

Porch

Hall

Lounge 15'5" x 13'9" (4.7m x 4.2m) Both Max

Study 8'1" x 4'6" (2.46m x 1.37m) Both Max

Kitchen 18'3" x 10'3" (5.56m x 3.12m) Both Max

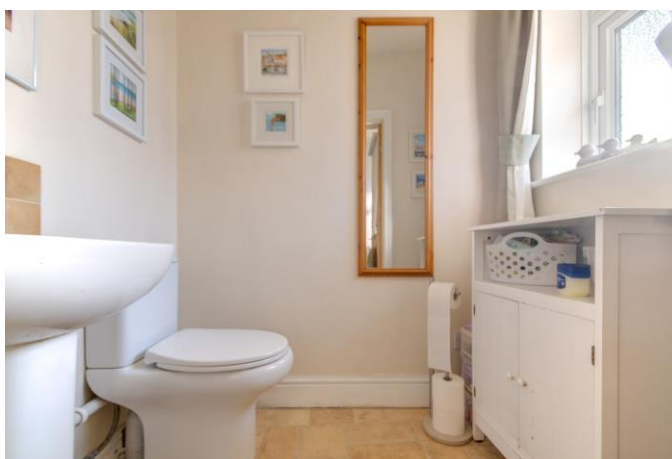
Dining Room 13'9" x 11'1" (4.2m x 3.38m) Both Max

Landing

Bedroom One 13'9" x 10'3" (4.2m x 3.12m) Both Max

Bedroom Two 14' x 10'4" (4.27m x 3.15m) Both Max

Bedroom Three 8'2" x 6'7" (2.5m x 2m) Both Max



EPC Rating: To be confirmed

Council Tax Band: C (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?

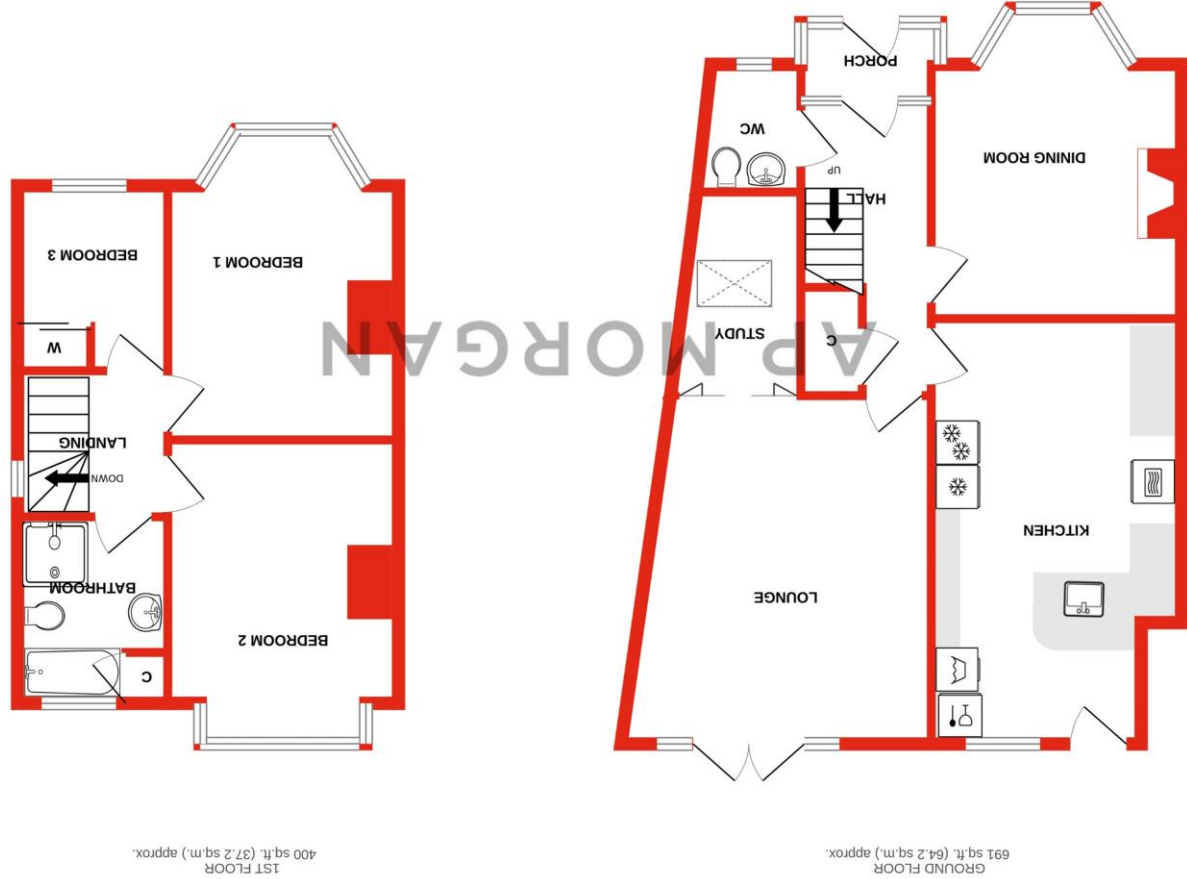
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



TOTAL FLOOR AREA : 109.1 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

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