

**AP MORGAN**



**Legging Road, Kings Norton, Birmingham**  
Offers in the region of £220,000

### Features:

- Stylish semi-detached house
- Two double bedrooms
- Spacious lounge
- Modern kitchen/dining area
- Bathroom and downstairs W.C
- Front and rear gardens
- Single car driveway
- EPC- B

### Description:

This impeccably presented two-bedroom semi-detached property in Kings Norton, Birmingham. There is a spacious lounge, a stylish kitchen/diner, a modern bathroom and downstairs W/C, convenient off-road parking, and a delightful south facing rear garden.

In summary, this property offers an array of appealing features. You'll find a convenient driveway, a welcoming entrance hall, and a spacious lounge. The well-designed kitchen/diner is equipped with integrated appliances including a fridge/freezer, oven, hob, extractor fan and dishwasher as well as having ample storage space with double patio doors that offer views of the rear garden. A handy downstairs WC adds to the practicality of the space, while a staircase leads to the first-floor landing which provides access to two generously proportioned double bedrooms along with a modern bathroom, ensuring comfortable living for all. Externally, this property offers a low maintenance south facing rear garden, featuring a well-maintained garden with lawn and a charming patio area, all enclosed by secure, fenced boundaries. The property is situated on Legging Road, Kings Norton, which offers excellent access to transport links to include several bus routes, Kings Norton Train Station, and is also conveniently situated for access to motorway links to M42. Popular local schools include Kings Norton Girls' and Boys' Secondary Schools. In addition, Kings Norton Train Station is conveniently located nearby, which is a popular route to Birmingham New Street, via Bournville, Selly Oak, Birmingham University and New Street or Northfield, Longbridge, Barnt Green, Alvechurch, Redditch or Bromsgrove. Longbridge close by offers a range of shopping facilities including, the largest Marks and Spencers and the fantastic Herbert's yard.

### Details:

Lounge 13'3" x 10' (4.04m x 3.05m)



**Kitchen/Diner** 13'4" x 11'11" (4.06m x 3.63m)

**Bedroom One** 13'4" x 9'9" (4.06m x 2.97m)

**Bedroom Two** 13'4" x 8'9" (4.06m x 2.67m)

**Bathroom** 6'5" x 5'11" (1.96m x 1.8m)

**W.C** 5'3" x 3'2" (1.6m x 0.97m)

**EPC Rating:** To be confirmed

**Council Tax Band:** B (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

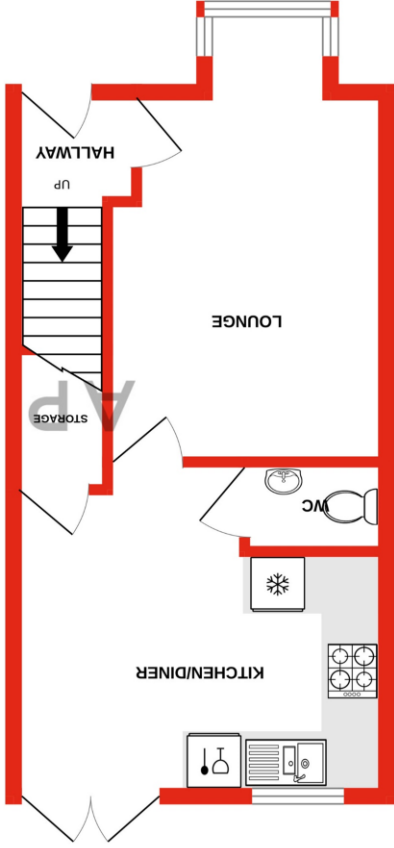
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

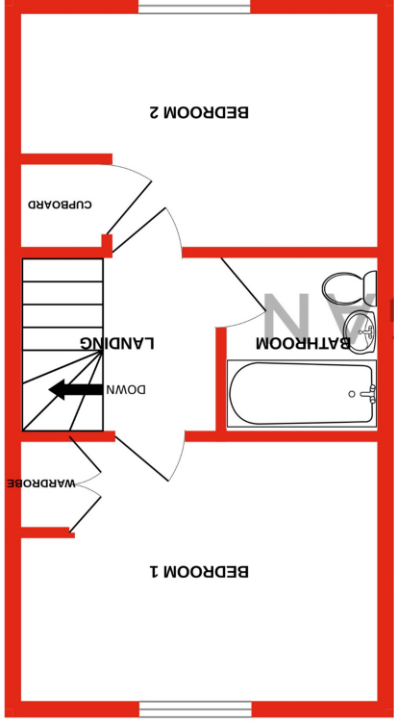
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR (34.9 sq. ft. (32.4 sq.m.) approx.



1ST FLOOR (36 sq. ft. (31.2 sq.m.) approx.

TOTAL FLOOR AREA : 684 sq. ft. (63.6 sq.m.) approx.  
What every arrange has been made to ensure the accuracy of the drawings contained here, measurements of doors, windows, rooms and any 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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