

AP MORGAN



Marsham Road, Kings Heath, Birmingham
Offers Over £280,000

Features:

- Stylish semi-detached house
- Three good sized bedrooms
- Spacious lounge/dining room
- Extended fitted kitchen/breakfast bar/utility room
- Family bathroom
- Lovely rear garden
- Multi-car driveway
- EPC- TBC

Description:

A fantastic opportunity has arisen to purchase a stylish and spacious, three-bedroom semi-detached house situated in the popular and sought after area of Kings Heath, Birmingham. Perfect for those looking for the ideal family home with local amenities including shops and highly regarded schools all located nearby.

Approaching the property there is a large driveway with space for multiple vehicles as well as several steps leading up to the front door.

Moving inside, the property briefly comprises of a welcoming entrance porch and hallway with understairs storage space (currently being used as a lovely dog house); stylish and open plan lounge/dining area; extended fitted kitchen/breakfast bar/utility room with integrated appliances including fridge, oven and hob; first floor landing; two good sized double bedrooms; one good sized single bedroom currently being used as a home gym and a family bathroom with bath and overhead shower.

The lovely rear garden has been well maintained and is a very good size comprising of multiple sections including a patio area, raised lawn, large decking area perfect for outdoor furnishings and a storage space at the rear with space for a large shed. Various features including two fountains and a large palm tree can also be found.

Situated in the popular location of Kings Heath, Birmingham, this property benefits from excellent local schooling and amenities, with fantastic transport links and road networks offering easy access to Birmingham city centre and surrounding areas.



Details:

Lounge/Dining Room 25'7" x 9'9" (7.8m x 2.97m)

Kitchen/Breakfast Room/Utility 9'5" x 8'8" (2.87m x 2.64m)

Bedroom One 13'1" x 9'9" (4m x 2.97m)

Bedroom Two 12'1" x 9'9" (3.68m x 2.97m)

Bedroom Three 6'4" x 5'3" (1.93m x 1.6m)

Bathroom 6'6" x 5'3" (1.98m x 1.6m)



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

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.

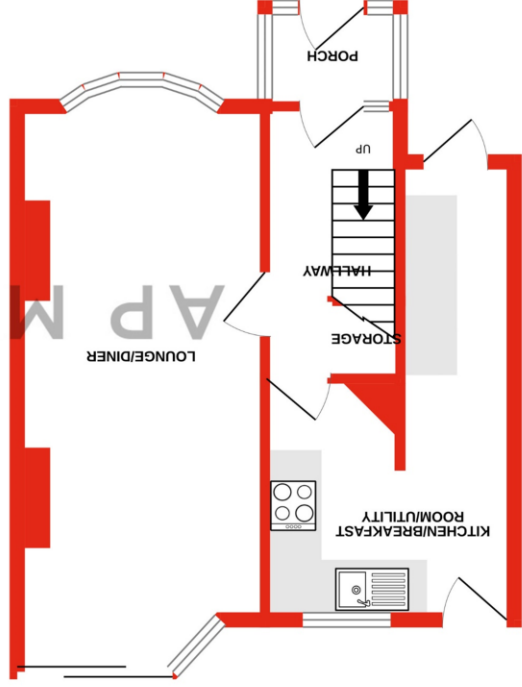
Need a solicitor?

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.

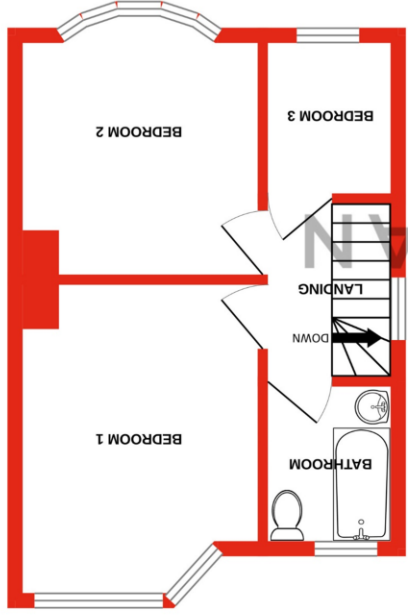
Need a removal company and storage?

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.

GROUND FLOOR (37.5 sq.m.) approx.



1ST FLOOR (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. 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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