

**AP MORGAN**



**Gibbs Hill Road, Birmingham, West**  
Offers in the region of £210,000

### Features:

- Mid-terraced family home
- Popular area of West Heath
- Fitted kitchen and generous lounge/diner
- Three good-sized bedrooms
- Family bathroom
- Mature rear garden
- Private driveway and garage
- EPC Rating: TBC

### Description:

A mid-terraced home, offered with no onward chain, three good-sized bedrooms and a generous ground floor living space. This property is situated in the popular residential area of West Heath.

To the front of the property is a garden area laid to lawn with hedged borders, a private driveway providing off-road parking, along with access to the attached single garage.

The ground floor accommodation comprises: Entrance hallway with stairs rising to the first-floor landing, fitted kitchen with space for freestanding appliances and a serving hatch, and the lounge/diner with a feature electric fireplace, understairs storage cupboard, views and access to the rear garden.

The first-floor landing establishes: Bedroom one with space for wardrobes and a view to the rear garden, double bedroom two with space for wardrobes, good-sized bedroom three with airing cupboard and a view to the rear garden, and the family bathroom providing a bath with overhead electric shower, wash basin and WC.

Outside to the rear, a low maintenance garden with an initial paved patio area, then laid to a well-maintained lawn with fenced boundaries.

Well positioned in West Heath, local shops and amenities are conveniently located nearby, Northfield and Longbridge town centres provide additional shopping opportunities, along with railway stations providing networks into Birmingham City Centre. There are several well-regarded primary and secondary schools nearby, as well as easy access to the M42 and M5.



**Details:**

**Entrance Hallway**

**Kitchen** 11'7" x 7' (3.53m x 2.13m)

**Lounge/Diner** 13'1" x 18'3" (4m x 5.56m)

**Bedroom One** 13'4" x 9'1" (4.06m x 2.77m)

**Bedroom Two** 9'4" x 9'1" (2.84m x 2.77m)

**Bedroom Three** 10' x 8'9" (3.05m x 2.67m)

**Bathroom** 6'4" x 8'9" (1.93m x 2.67m)



**EPC Rating:** To be confirmed

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** To be advised (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.

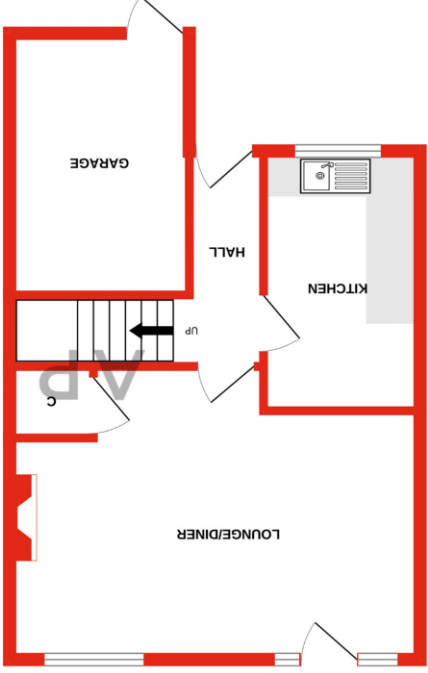
### Need a solicitor?

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.

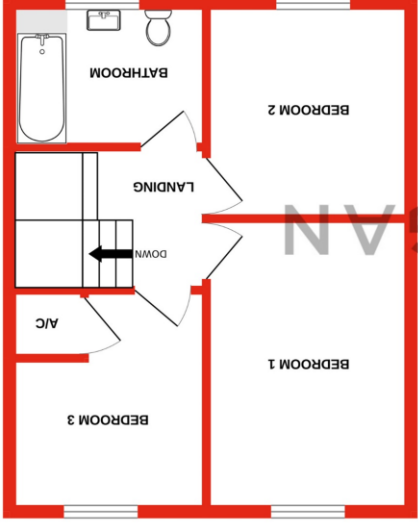
### Need a removal company and storage?

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  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



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