

**AP MORGAN**



**Redditch Road, Kings Norton, Birmingham**  
Asking Price £399,950



### Features:

- Spacious semi-detached house
- Four bedrooms
- Two sitting rooms
- Convenient sized kitchen
- Bathroom, en-suite and downstairs W.C
- Large rear garden
- Multi-car driveway
- EPC- D

### Description:

This spacious four-bedroom semi-detached house is situated on a highly sought after road in Kings Norton, Birmingham. Ideal for those with large families with plenty of living space and amenities including shops, schools and public transport links all located nearby.

Upon approach to the property there is a large gravel driveway with space for multiple cars as well as a secure gate for access into the side entry/utility room. To the rear of the property there are two large garages which provide additional off-road parking and can be accessed via a secure passageway found off Glennwood Road.

Moving inside, the property briefly comprises of a welcoming entrance hallway with space for an office desk and chair as well as understairs storage cupboard; two spacious sitting rooms with the rear having space for a large table and chairs; convenient sized kitchen with space for freestanding appliances; utility room with space for multiple appliances; downstairs W.C for additional convenience; first floor landing; Three double bedrooms each with fitted wardrobes with the master bedroom also having an en-suite shower room; one good sized single bedroom and finally a stylish family bathroom with p-shaped bath and shower mixer.

The rear garden is a very good size comprising of a large lawn with pathway running down to the garages as well as a raised patio area perfect for outdoor furnishings. There is also a sheltered decking area with a bar which is ideal for large family gatherings and parties.

The property is conveniently positioned in the popular area of Kings Norton, in walking distance to local shops as well as Kings Norton Green and the shops/ amenities it has to offer. Kings Norton train station is also located in Cotteridge, allowing accessible travel along the cross-city rail line into Birmingham New Street.





**Details:**

**Lounge** 19'6" x 17'11" (5.94m x 5.46m)

**Sitting/Dining Room** 19'5" x 15'10" (5.92m x 4.83m)

**Kitchen** 11'4" x 10'11" (3.45m x 3.33m)

**Utility Room** 17'5" x 7'6" (max) (5.3m x 2.29m (max))

**Bedroom One** 12'7" x 9' (3.84m x 2.74m)

**Bedroom Two** 13'11" x 11'8" (4.24m x 3.56m)

**Bedroom Three** 10'10" x 9'11" (3.3m x 3.02m)

**Bedroom Four** 9'3" x 6'6" (2.82m x 1.98m)

**Bathroom** 9'10" x 6'4" (3m x 1.93m)

**En-suite** 8'6" x 4'7" (max) (2.6m x 1.4m (max))

**W.C** 4'10" x 2'3" (1.47m x 0.69m)

**Hallway**

**Landing**

**Garage One** 24'11" x 12'3" (7.6m x 3.73m)

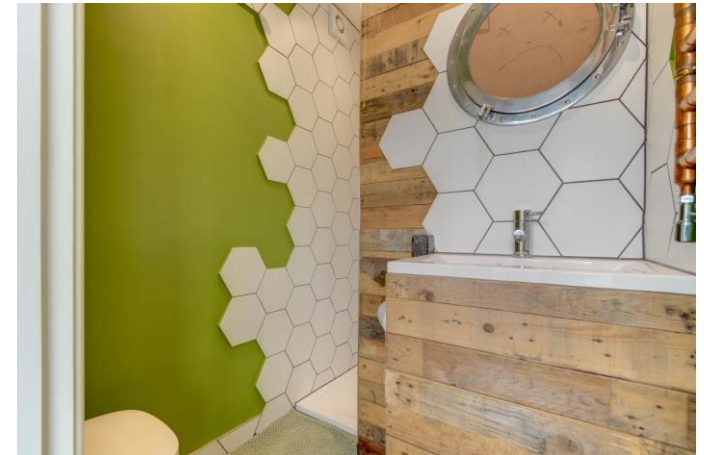
**Garage Two** 17'11" x 11'11" (5.46m x 3.63m)

**EPC Rating:** D

**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?

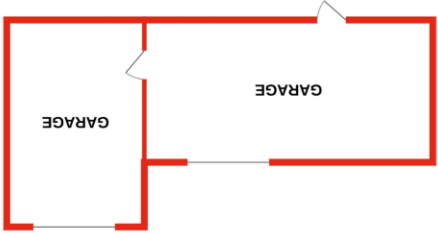
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

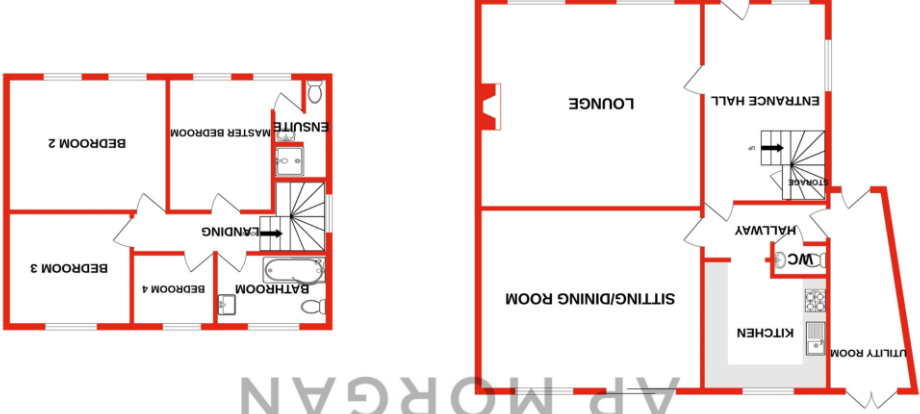
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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 (132.4 sq.m.) approx.



1ST FLOOR (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, walls, corners and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Mapbox ©2024

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