

**AP MORGAN**



**Redditch Road, Kings Norton, Birmingham**  
Offers in the region of £365,000

**Features:**

- Well-presented semi-detached house
- Three good sized bedrooms
- Spacious lounge and separate dining room
- Modern kitchen
- Family bathroom and separate W.C
- Large front and rear gardens
- Driveway and garage
- EPC- TBC

**Description:**

This spacious and well presented three bedroom semi detached house is located in the highly sought after area of Kings Norton, Birmingham. The perfect family home with plenty of living space with local amenities including shops, schools and parks conveniently located nearby.

Situated on a sought-after road, upon approach to the property there is a large multi-car driveway which provides access to the attached single car garage as well as a front garden with a large tree providing additional privacy from the main road.

Moving inside, the property briefly comprises of a welcoming entrance porch and hallway; spacious lounge with separate family dining room; modern designed kitchen with integrated hob and oven as well as a large understairs store; first floor landing; two double bedrooms with the master bedroom benefiting from built in wardrobes; good sized single bedroom and a family bathroom with separate W.C accessed from the landing.

The large rear garden comprises of mostly lawn with a patio area perfect for outdoor furnishings. there is also plenty of potential for further extension to the rear of the property STPP.

The property is conveniently positioned in the popular area of Kings Norton, in walking distance to the local supermarket 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** 12'11" x 10'8" (3.94m x 3.25m)

**Dining Room** 11'10" x 10'8" (3.6m x 3.25m)

**Kitchen** 8'11" x 8'1" (2.72m x 2.46m)

**Bedroom One** 11'10" x 10'8" (3.6m x 3.25m)

**Bedroom Two** 12'11" x 10'7" (3.94m x 3.23m)

**Bedroom Three** 10'1" x 9'1" (3.07m x 2.77m)

**Bathroom** 8'4" x 6' (2.54m x 1.83m)

**W.C** 5' x 2'7" (1.52m x 0.79m)

**Hallway**

**Landing**

**Garage** 15'3" x 8'9" (4.65m x 2.67m)

**EPC Rating:** To be confirmed

**Council Tax Band:** D (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?

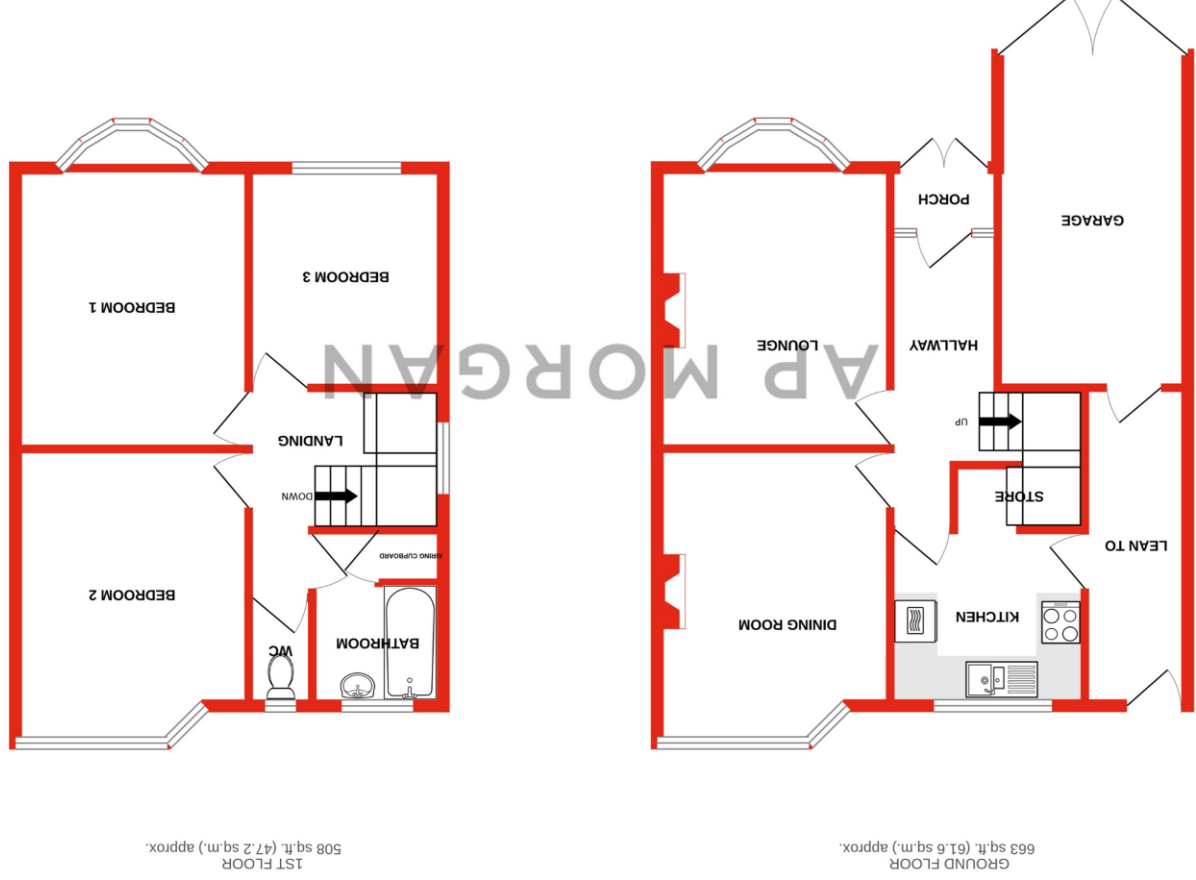
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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  
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.

TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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