

AP MORGAN



Widney Avenue, Selly Oak, Birmingham
Offers in the region of £270,000

Features:

- Spacious and well-presented semi-detached house
- Three bedrooms
- Open plan lounge/diner
- Extended kitchen
- Family bathroom
- Large rear garden
- On road parking
- EPC- TBC

Description:

This spacious and well-presented three-bedroom semi-detached house is situated in the popular and sought after area of Selly Oak, Birmingham. The ideal family home with plenty of living space and local amenities including shops, schools and parks conveniently located nearby.

Situated at the end of a quiet cul-de-sac, upon approach to the property there is a front garden with several steps leading up to the front door. There is a garage at the end of the rear garden accessed via a side road found off Srathdene road which allows off road parking for one vehicle. There is on street parking to the front of the property subject to availability.

Moving inside, the property briefly comprises of a welcoming entrance hallway; spacious and open plan lounge/dining room with large bay window and sliding patio doors at the providing both access into the garden and plenty of natural light into the room; extended kitchen with integrated hob, oven and grill as well as understairs store cupboard; first floor landing; two double bedrooms; one single bedroom and a family bathroom with bath and electric shower.

The lovely rear garden is a good size and has been well maintained comprising of a lawn with a pathway running along its border leading up the rear garage and patio area with space for a good-sized shed. Various plants and foliage are planted around the garden which look wonderful in full bloom.

The property benefits from proximity to nearby shops and amenities, with nearby Selly Oak Northfield town centres providing plenty of shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and by train with Selly Oak train station only a short drive away. Several well-regarded primary and secondary schools are also located nearby.

Details:

Lounge 12'7" x 10' (3.84m x 3.05m)



Dining Room 9'11" x 9'11" (3.02m x 3.02m)

Kitchen 12'10" x 5'8" (3.9m x 1.73m)

Bedroom One 12'9" x 10' (3.89m x 3.05m)

Bedroom Two 10' x 9'11" (3.05m x 3.02m)

Bedroom Three 6'7" x 5'8" (2m x 1.73m)

Bathroom 6'3" x 5'7" (1.9m x 1.7m)

EPC Rating: To be confirmed

Council Tax Band: C (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?

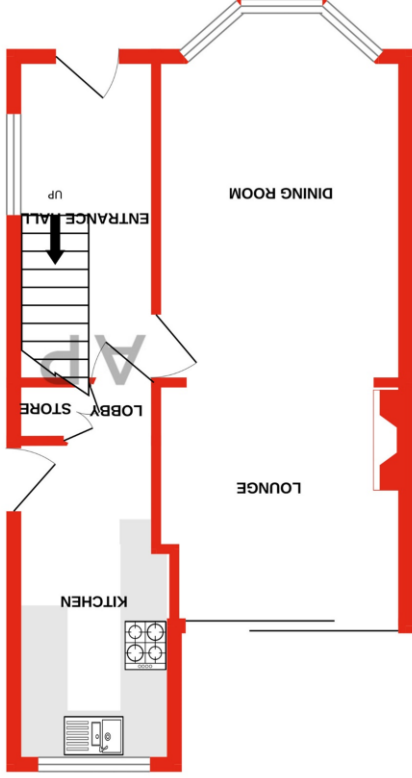
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

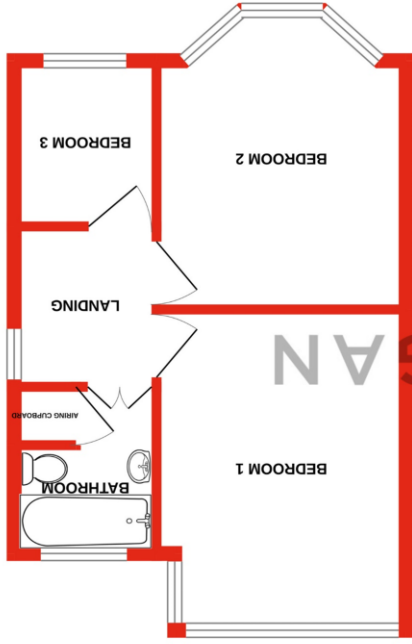
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Need a removal company and storage?

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
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the location contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or 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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