

**AP MORGAN**



**Seals Green, Kings Norton, Birmingham**  
Offers in excess of £210,000

**Features:**

- Stylish mid-terraced house
- Three double bedrooms
- Spacious lounge
- Modern fitted Kitchen/Diner
- Newly fitted shower room
- Low maintenance garden
- Single car garage and driveway
- EPC- C

**Description:**

This stylish and well-presented, three-bedroom mid-terraced house is situated in the popular area of Kings Norton, Birmingham. Perfect for first time buyers looking for an ideal family home with a modern décor throughout and local amenities including shops and schools all located nearby. Situated down a quiet side road, upon approach to the property there is a front garden with a pathway leading down to the front door. There is a single car garage and driveway a short walk away from the house which is connected to a neighbouring property.

Moving inside, the property briefly comprises of an entrance porch with built in storage cupboards; welcoming entrance hallway with storage cupboard; spacious lounge; stylish and modern kitchen/dining area with integrated appliances including two ovens, dishwasher, washing machine, hob, fridge and freezer as well as double patio doors at the rear for access into the garden; first floor landing with airing cupboard; three good sized double bedrooms with the two larger bedrooms having fitted wardrobes and the smaller bedroom having a built in cupboard; finally a newly fitted shower room with walk in shower cubicle.

The rear garden is a good size and is low maintenance comprising of an artificial lawn and a raised decking area which is sheltered and ideal for outdoor furnishings. There is also an attached brick built shed for additional storage space as well as a rear gate for ease of access when carrying garden appliances or furnishings.

Situated in the sought-after location of Kings Norton, Birmingham, this property benefits from good nearby amenities and schooling, excellent public transport links into Birmingham city centre and beyond, as well as proximity to the M42 motorway junction.



**Details:**

**Lounge** 11'7" x 11'4" (3.53m x 3.45m)

**Kitchen/Diner** 17'9" x 11'1" (5.4m x 3.38m)

**Bedroom One** 14'6" x 8'11" (4.42m x 2.72m)

**Bedroom Two** 9'9" x 8'8" (2.97m x 2.64m)

**Bedroom Three** 8'9" x 8'7" (2.67m x 2.62m)

**Shower Room** 7'7" x 5'5" (2.3m x 1.65m)

**Hallway**

**Landing**

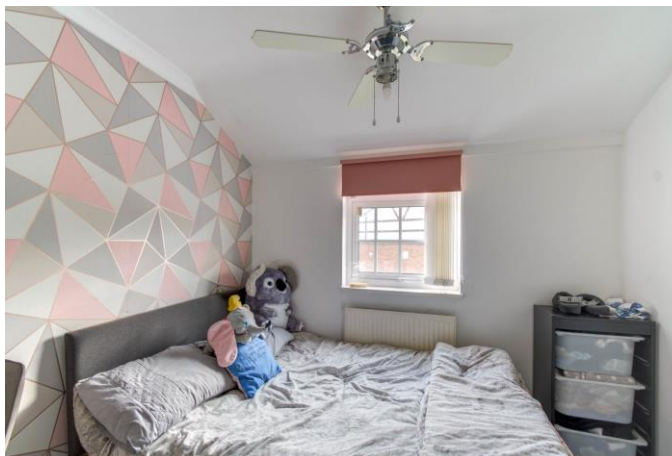
**Garage**

**EPC Rating:** C

**Council Tax Band:** A (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.

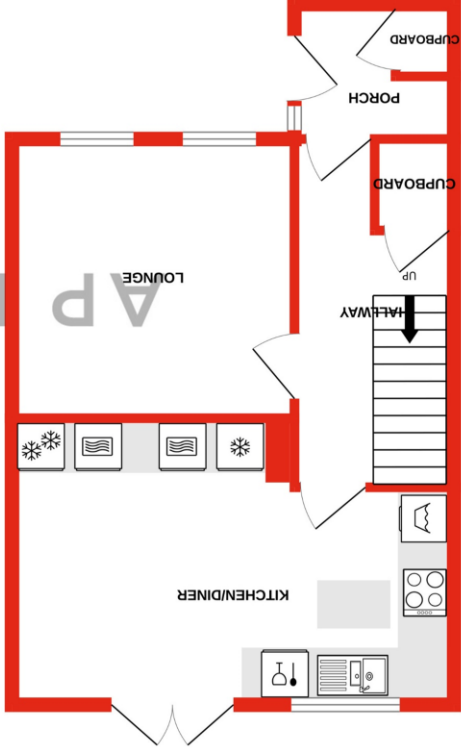
### Need a solicitor?

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.

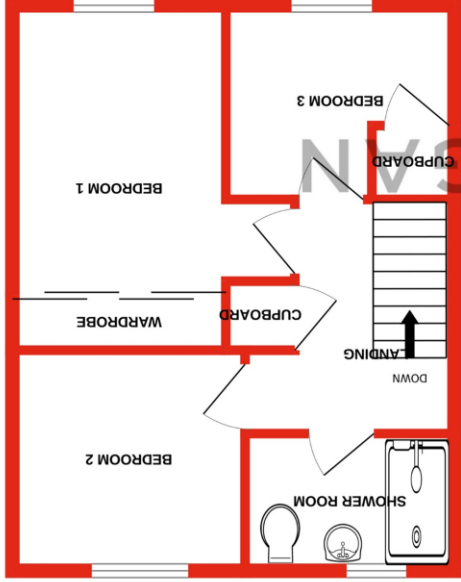
### Need a removal company and storage?

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



1ST FLOOR



17 SEALS GREEN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, 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. Made with Metropix ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.