

**AP MORGAN**



**Black Haynes Road, Selly Oak, Birmingham**  
Asking Price £320,000



**Features:**

- Spacious semi-detached house
- Four Bedrooms
- Spacious Lounge/Dining Room
- Convenient sized Kitchen
- Family Bathroom
- Good sized garden
- Driveway and garage
- EPC- D

**Description:**

This spacious four-bedroom semi-detached house is located within the Bournville village trust in the popular area of Selly Oak, Birmingham. An ideal family home with plenty of living space and local amenities including shops, schools and parks conveniently located nearby.

Upon approach to the property there is a small gravel front garden as well as a large multi-car driveway which also provides access to the attached single car garage. Moving inside, the property briefly comprises of a welcoming entrance porch and hallway with understairs storage space; spacious and bright lounge/diner with sliding patio door at the rear for access into the garden; convenient sized kitchen with integrated hob and oven as well as space for freestanding appliances; downstairs W.C accessed via the garage; first floor landing with storage cupboard; three good sized double bedrooms; one single bedroom and a stylish family bathroom with bath and electric shower.

The rear garden is a good size comprising of mostly lawn with a patio area perfect for outdoor furnishings as well as various flower beds which is ideal for those keen on gardening or growing their own produce. There is also space at the rear of the garden for a large shed.

The property benefits from proximity to nearby local shops and amenities and is well-positioned for access to Selly Oak, Bournville, and Northfield. Several parks and green spaces are also located nearby. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond, and is ideally located for access to both the QE and Royal Orthopaedic Hospitals.

**Details:**

**Lounge/Dining Room** 21'1" x 11'7" (max) (6.43m x 3.53m (max))

**Kitchen** 8'9" x 8'5" (2.67m x 2.57m)

**Bedroom One** 15'11" x 9'9" (4.85m x 2.97m)

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

**Bedroom Three** 9'6" x 8' (2.9m x 2.44m)

**Bedroom Four** 9'2" x 7'9" (2.8m x 2.36m)

**Bathroom** 8'3" x 4'11" (2.51m x 1.5m)

**Garage** 19'11" x 9'8" (6.07m x 2.95m)

**Hallway**

**Porch**

**Landing**

**W.C** 5'10" x 3'4" (1.78m x 1.02m)

**EPC Rating:** D

**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?

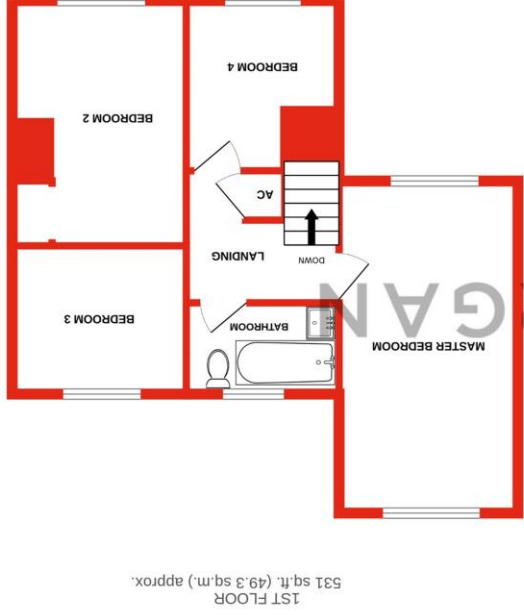
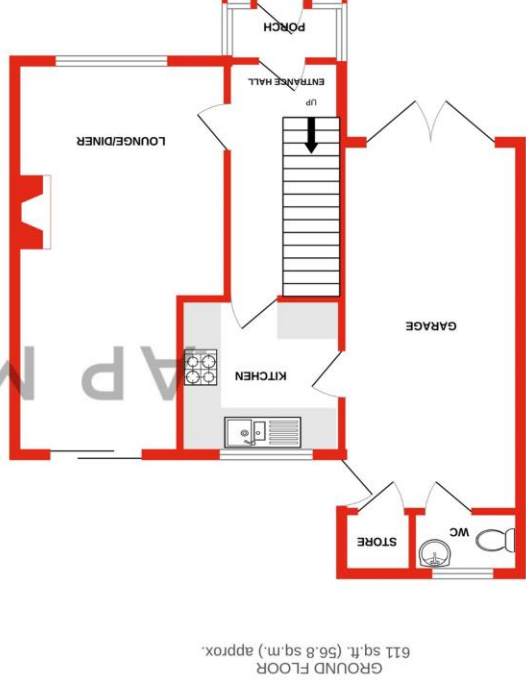
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.  
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.  
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