

**AP MORGAN**



**Nine Elms Road, Birmingham, West**  
Offers Over £380,000

**Features:**

- Three-storey semi detached home
- Master bedroom suite with shower room
- Two further bedrooms
- Modern fitted kitchen with appliances
- Generous lounge/diner
- Family bathroom and guest WC
- Low maintenance rear garden and driveway
- EPC Rating: B

**Description:**

A well-presented semi-detached three-storey townhouse, boasting three bedrooms and a generous living space. This property is well situated in the prime location of Stirchley.

To the front of the property is a private driveway providing off road tandem parking, along with side gate access through to the rear garden.

The ground floor accommodation comprises entrance hallway with stairs rising to the first-floor landing, fitted kitchen/breakfast room with integrated appliances (gas hob, oven and sink) along with space for additional freestanding appliances, guest WC and understairs cupboard, and the generous living room with French Doors opening to the rear garden.

The first-floor landing establishes: double bedroom two with storage cupboard, space for wardrobes and a view to the rear garden, good-sized bedroom three, and the family bathroom providing a bath with overhead shower, wash basin and WC.

The second-floor homes the master bedroom suite with fitted wardrobes and a modern en-suite shower room.

To the rear is a landscaped garden with an initial paved patio area then laid to artificial lawn with a storage timber shed and fenced boundaries.



**Details:**

**Entrance Hallway**

**Kitchen** 12'2" x 10'4" (3.7m x 3.15m)

**Lounge/Diner** 11'1" x 14' (3.38m x 4.27m)

**Guest WC** 4'7" x 6' (1.4m x 1.83m)

**Master Bedroom** 16'8" x 13'9" (5.08m x 4.2m)

**En-Suite Shower Room** 7'4" x 4'6" (2.24m x 1.37m)

**Bedroom Two** 9'1" x 13'9" (2.77m x 4.2m)

**Bedroom Three** 11'8" x 6'9" (3.56m x 2.06m)

**Bathroom** 7'1" x 6'6" (2.16m x 1.98m)



**EPC Rating:** B

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

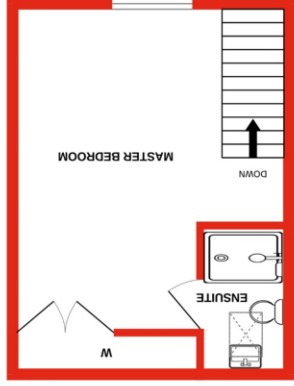
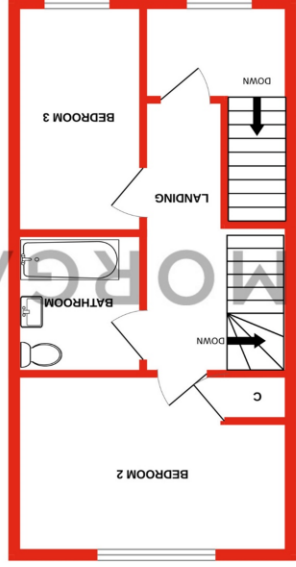
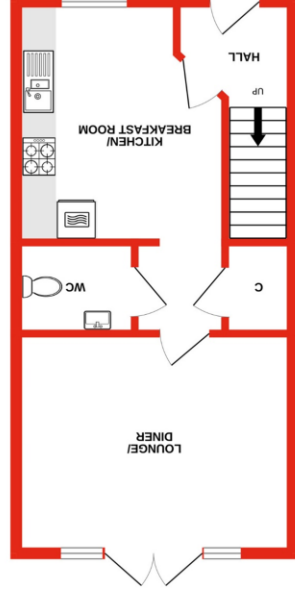
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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: 1042 sq.ft. (96.8 sq.m.) approx.

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