



AP MORGAN

Trostrey Road, Birmingham
Offers in excess of £280,000

Features:

- Three bedrooms
- Spacious living room with electric fireplace.
- Kitchen/diner
- Jack & Jill ensuite
- 1st floor WC
- Ground floor shower room

Description:

This three-bedroom, end-of-terrace house presents a spacious living room, kitchen/diner, ground floor shower room, a converted garage, and a first-floor WC.

Approaching the property, there is a concreted drive with space for parking multiple vehicles.

The ground floor presents a hall, immediately allowing access to the converted garage & ground floor shower room with a washbasin, WC, and shower. There is a utility room and a single bedroom/study with a view to the rear garden space for freestanding furniture.

The first floor presents a kitchen/diner with an integral oven and sink with space/plumbing for freestanding appliances and further space for a dining table and chairs. The living room is spacious with space for multiple suites and freestanding furniture and also features a Juliette balcony looking to the front of the property.

The second floor presents Bedroom one, a large double bedroom with integral storage and access to a jack-and-jill ensuite with a washbasin, WC, bath, and shower. Bedroom two is also a large double with space for freestanding furniture and access to the ensuite.

The rear garden leads initially to a paved path and decked patio area which continues to a grass-laid lawn; this is bordered by wooden fencing. The paved path continues along the side of the garden and allows access to the rear sheds.



The property benefits from very close proximity to nearby shops and amenities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.

Details:

Hall

Bedroom/Study 7'6" x 8'2" (2.29m x 2.5m)

Utility Room 7'5" x 5'11" (2.26m x 1.8m)

Shower Room 8'1" x 2'9" (2.46m x 0.84m)

Garage 13' x 7'7" (3.96m x 2.3m) Both Max

Landing

Kitchen/Diner 7'6" x 14'5" (2.29m x 4.4m) Both Max

Living Room 13'3" x 14'6" (4.04m x 4.42m)

WC 4'8" x 5'8" (1.42m x 1.73m)

Landing

Bedroom One 14'4" x 10'4" (4.37m x 3.15m) Both Max

Bedroom Two 14'4" x 7'6" (4.37m x 2.29m) Both Max

Jack & Jill Ensuite 10'5" x 5'5" (3.18m x 1.65m)

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.



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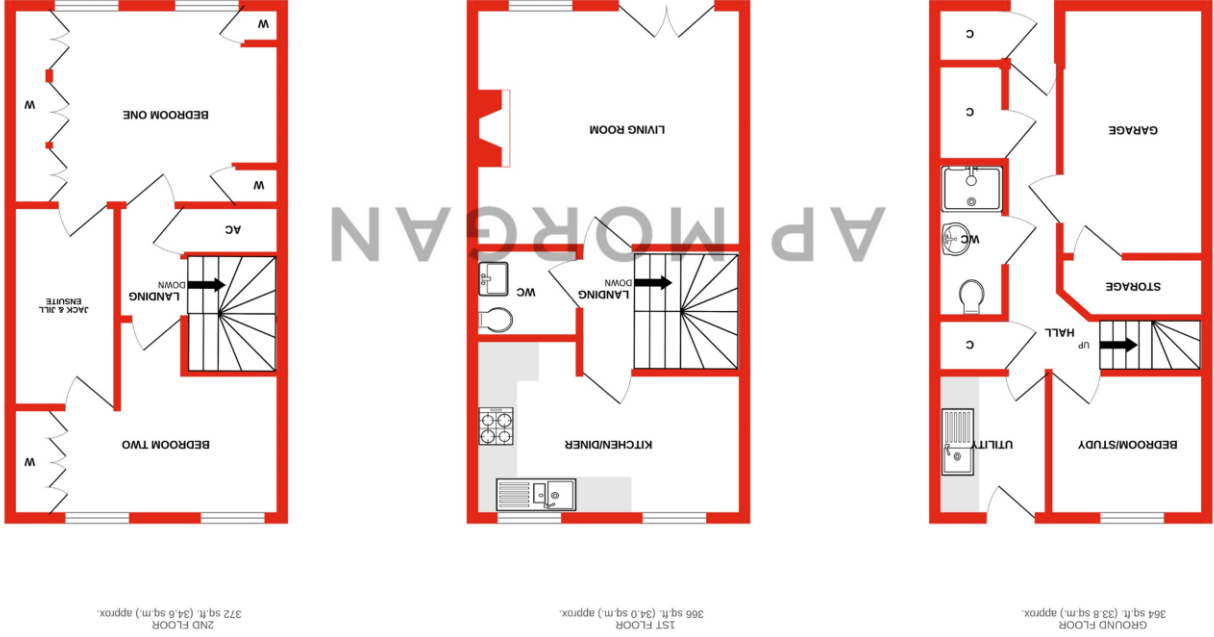
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