

**AP MORGAN**



**Kings Park West, Birmingham**  
Offers in the region of £285,000



**Features:**

- Well-presented semi-detached house
- Three bedrooms
- Spacious lounge
- Open plan kitchen/diner
- Family bathroom, en-suite and downstairs WC
- Large rear garden
- Driveway and garage
- EPC- C

**Description:**

This spacious three-bedroom semi-detached house is situated on a sought-after road in West Heath, Birmingham. An ideal family home with plenty of living space including shops, schools and public transport links all located nearby.

Upon approach to the property there is a small front garden with path leading up to the entrance porch as well as a side driveway which also provides access to the attached single car garage.

Moving inside, the property briefly comprises of an entrance hallway with downstairs WC, spacious lounge, open plan and modern kitchen/diner with integrated appliances, understairs storage cupboard and double doors at the rear for access into the garden, first floor landing, two double bedrooms with the main bedroom benefiting from a fitted wardrobe and en-suite shower room, good sized single bedroom and finally a family bathroom.

The lovely rear garden is a very good size comprising of a patio area perfect for outdoor furnishings and a large lawn with fenced borders and several plants and foliage dotted around the edges. There is also a rear door for access into the garage.

Local shops and amenities are conveniently located nearby. Further afield, Longbridge and Northfield town centres providing additional shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.



**Details:**

**Entrance Hall**

**WC** 5'2" x 2'10" (1.57m x 0.86m)

**Lounge** 15'10" x 11'8" (4.83m x 3.56m)

**Kitchen/Diner** 15' x 8'10" (4.57m x 2.7m)

**Landing**

**Bedroom One** 11'3" x 10'10" (3.43m x 3.3m)

**En-suite** 6'10" x 3'5" (2.08m x 1.04m)

**Bedroom Two** 8'10" x 8'7" (2.7m x 2.62m)

**Bedroom Three** 8'10" x 6'2" (2.7m x 1.88m)

**Bathroom** 7' x 5'6" (2.13m x 1.68m)



**EPC Rating:** C

**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 Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

Property to sell?

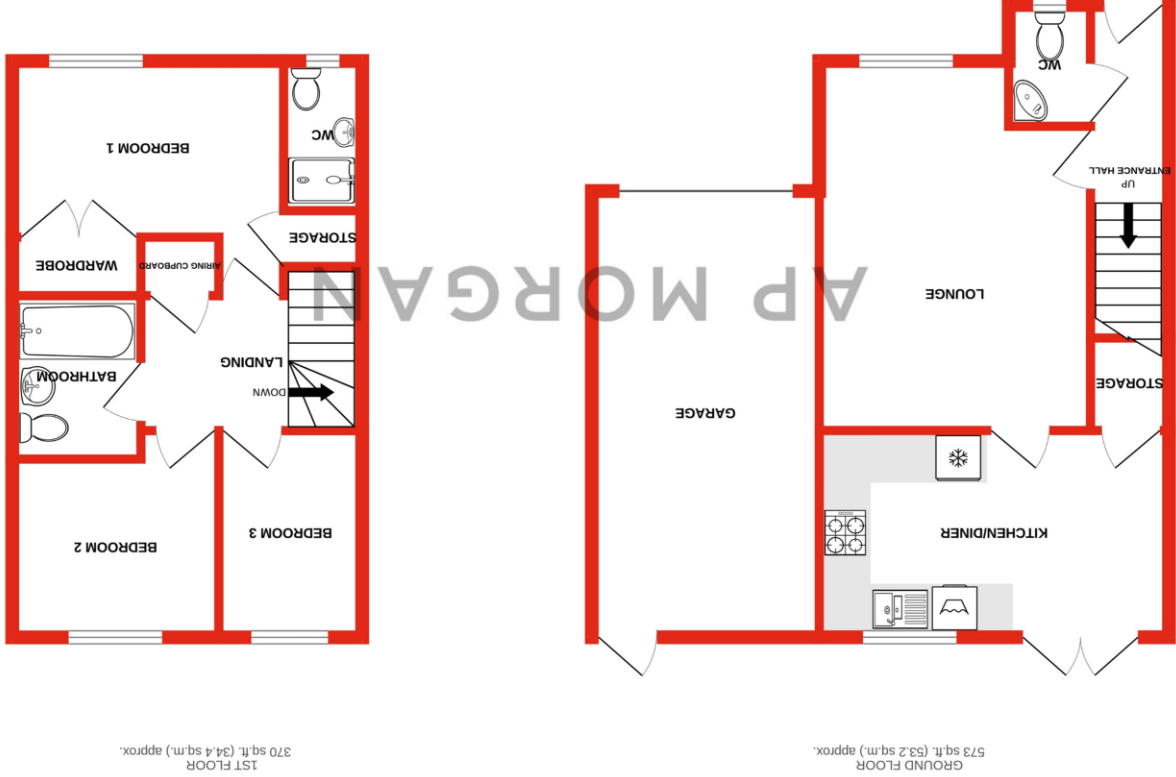
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laund checks on all those buying a property. We have partnered with party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost these checks is £39 + VAT per buyer and this is a non-refundable These charges cover the cost of obtaining relevant data, any monitoring and checks completed in advance of the issuing of memorandum of sale on the property you would like to buy.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 floorplan.co.uk

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.