

AP MORGAN



Great Stone Road, Birmingham, West
Offers in the region of £215,000

Features:

- Refurbished semi-detached house
- Two double bedrooms
- Spacious lounge/dining room
- Convenient sized kitchen and separate utility
- Bathroom
- Large rear garden
- Two car driveway
- EPC- D

Description:

This recently refurbished two-bedroom semi-detached house is located on a sought-after road in Northfield, Birmingham. Ideal for first time buyers looking for a house that's ready to move into with a stylish décor and amenities including shops, schools and public transport links all located nearby.

Upon approach to the property there is multi-car driveway with a side entry providing access into the utility room which is also a sheltered walkway into the rear garden.

Moving inside, the property briefly comprises of a welcoming entrance porch and hallway, spacious and open plan lounge/diner with bay window and rear door for access into the garden, convenient sized kitchen with integrated oven and hob as well as side door into the utility room, first floor landing, two double bedrooms with the master bedroom benefiting from a built in airing/storage cupboard, finally a convenient sized bathroom with bath and shower mixer.

The rear garden is a very good size comprising of a spacious patio and decking area ideal for outdoor furnishings as well as a large lawn with shed at the rear for additional storage space.

This property boasts an excellent location in Northfield, within proximity of Northfield train station. Nearby Northfield town centre features a wide range of local amenities and shops. The property is also conveniently positioned for travel via road and rail to Birmingham city centre, the Queen Elizabeth Hospital, and the University of Birmingham. The property is in catchment for several well regarded primary and secondary schools, including St



Laurence Primary and the outstanding rated secondary schools Kings Norton Girls and St Thomas Aquinas.

Details:

Porch

Hallway

Lounge/diner 21'2" x 9'11" (max) (6.45m x 3.02m (max))



Kitchen 9' x 6'4" (2.74m x 1.93m)

Utility Room 16'10" x 3'9" (5.13m x 1.14m)

Landing

Bedroom One 12'8" x 12'7" (3.86m x 3.84m)



Bedroom Two 9'6" x 7'11" (2.9m x 2.41m)

Bathroom 6'9" x 5'10" (2.06m x 1.78m)

EPC Rating: D

Council Tax Band: B (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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The floor plan illustrates a house layout. It features two bedrooms: 'BEDROOM 1' and 'BEDROOM 2'. A central bathroom is located between the bedrooms. To the right, there is a 'STORAGE' area with a circular 'B' logo. A 'LANDING' area with a staircase is shown, with arrows indicating 'UP' and 'DOWN' directions. The plan is enclosed in a red border.

1ST FLOOR
272 sq.ft. (25.2 sq.m.) approx.

A floor plan diagram of a house. The exterior walls are drawn in red, and the interior rooms are shown in grey. The layout includes a Living Room (with a fireplace), a Dining Room, a Kitchen (containing a range hood and a sink), a Pantry, a Utility room, a Hallway, a Porch, and an 'Up' staircase. A large grey 'AP' watermark is overlaid on the left side of the diagram.

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视窗, 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 stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

We recommend Wiser Mortgage Agency;
market for you to ensure you get the
mortgage deal. They typically achieve
more quickly than if you were dealt
with initially. The initial appointment is free and
on 0121 827 6827, or visit their website
www.wisermortgageltd.co.uk

We recommend Wiser Mortgage Advice. They will search the Web for a mortgage.

How can we help you?