

**AP MORGAN**



**Peplins Way, Birmingham**  
Asking Price £250,000



**Features:**

- Two double & one single bedrooms
- Spacious living/dining room
- Kitchen with plenty of counterspace
- Conservatory
- Large rear double garage

**Description:**

This three-bedroom, semi-detached house with excellent potential presents a spacious living/dining room, kitchen, two double bedrooms & one single bedroom, a spacious rear garden, conservatory, a shower room, & plenty of storage.

Approaching the property, there is a gated brick-paved drive bordered by wooden panel fencing. There is space for parking multiple vehicles with front access to the storage area at the side and front door.

The ground floor immediately presents: a porch leading immediately to the hall with access to the living/dining room with space for multiple suites, a dining table and chairs and a gas fireplace. The living room gives access to the conservatory which gives space for freestanding furniture and panoramic views of the garden. The kitchen offers plenty of counter space, an integral sink, and space/plumbing for freestanding appliances. The kitchen gives access to a side storage space and views to the rear garden.

Ascending to the first floor, the landing presents: Bedroom One is a large double with a bay window looking to the front garden. Bedroom Two is a further double looking to the rear. The shower room features a washbasin, WC, and shower. The landing also gives access to the loft which has inbuilt ladders, spans the full area of the property and is fully boarded.

The rear garden is vast and opens to a paved patio area which steps down to further paving. The garden is bordered by planting spaces and wooden panel fencing and also gives access to the double garage at the rear of the property which allows for plenty of storage space.





Situated in Birmingham, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links are also nearby as well as the M42 allowing access to major road networks.

**Details:**

**Porch**

**Hall**

**Living Room/ Dining Room** 24' x 10'8" (7.32m x 3.25m) Both Max

**Kitchen** 13' x 5'8" (3.96m x 1.73m)

**Storage**

**Conservatory** 8'3" x 9'8" (2.51m x 2.95m)

**Landing**

**Bedroom One** 13'3" x 10'4" (4.04m x 3.15m) 13'3 to Bay

**Bedroom Two** 12'6" x 10'9" (3.8m x 3.28m) Both Max

**Bedroom Three** 6'7" x 6'3" (2m x 1.9m)

**Shower Room** 8'10" x 5'7" (2.7m x 1.7m)

**EPC Rating:** D

**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.



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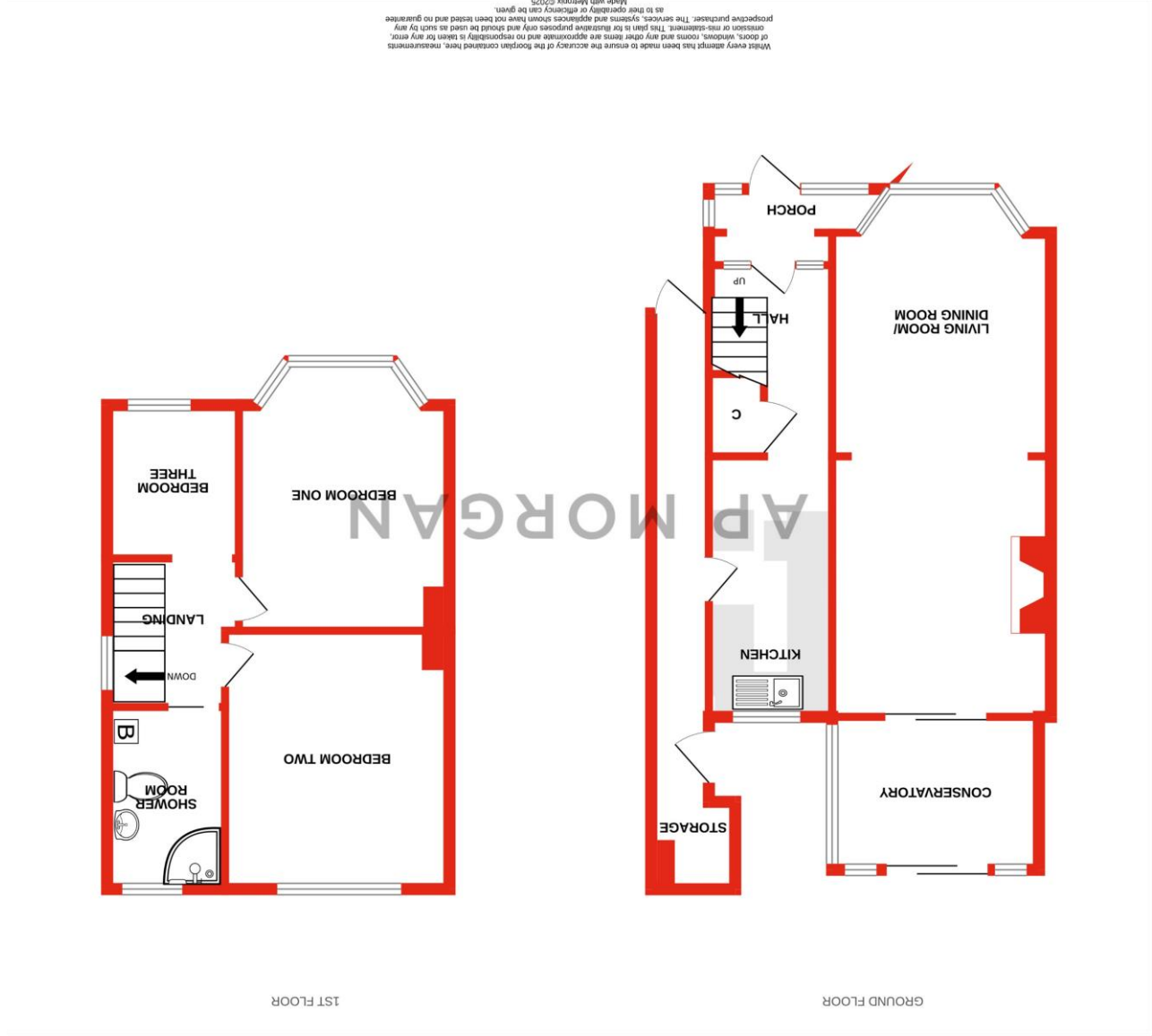
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