

AP MORGAN



Branch Road, Birmingham
Offers in the region of £475,000

Features:

- Four double bedrooms
- Generous lounge
- Spacious kitchen/diner
- A secondary kitchen
- Two ample reception rooms
- Multiple shower rooms
- Multiple ground floor WC's
- Insulated & powered outbuilding
- Vast rear garden
- Large front courtyard

Description:

This unique and well presented, four double-bedroom, detached house offers a generous lounge, a spacious kitchen/diner, multiple reception rooms, multiple ground floor WC's, a secondary kitchen, multiple shower rooms, an outbuilding, a garage and off-street parking.

Approaching the property, there is a gated front courtyard laid with brick-paving which allows parking for multiple vehicles, access to the garage and both entrances of property. There is also a carport adjoining the garage and rear access through a side gate.

Entering the property there is an entrance hall with ample space for removing outdoor clothing and footwear with additional integral cupboard space giving storage. The front lounge is generous allowing for multiple suites, complemented by a wood burning fireplace and curved bay window, this is a space which is easy to enjoy. The main kitchen/diner is spacious offering plenty of counter space and integral appliances: an electric oven, electric hob, sink with drain and space for freestanding appliances. There is additional space for a large dining table and chairs with access to the rear garden given through French doors. The additional reception room is accessed from the kitchen/diner currently used as a storage room/home gym. Connecting to this room is a ground floor WC and utility room complete with counter space, space / plumbing for freestanding appliances and further access to the rear garden.

Additionally, the ground floor presents a secondary reception room/lounge. There is plenty of room for multiple suites, freestanding furniture and an integral storage cupboard. The lounge has also has access to the rear garden. The secondary kitchen is fitted and hosts plenty of counter space with an integral electric oven, microwave, gas hob and space/plumbing for additional appliances. The secondary ground floor WC is also accessed through the hall as well as the additional front door to the courtyard.



Ascending to the first floor, the landing presents Bedroom One, a spacious double with a bay window looking to the front aspect, Bedroom Two is also a double looking to the rear, Bedroom Three is a third double and Bedroom Four, accessed from the secondary landing, is also a double looking to the front aspect with integral storage. Both landings present shower rooms with the primary shower room presenting a washbasin, WC and shower in a modern style. The secondary shower room has been adapted for people with reduced mobility while also presenting a washbasin, WC and a shower.

The garden of the property is vast, opening to a paved patio area with ample room for outdoor furniture, this continues to a paved path bisecting a raised grass-laid lawn perfect for outdoor activities. There are additional structures presented, with a covered bar/barbequing area, a covered seating area complete with benches and tables and an insulated and powered outbuilding currently being used as a games room completing a versatile and adaptable space.

This home enjoys the convenience of proximity to local shops, while the nearby Longbridge and Northfield town centres offer a plethora of shopping opportunities and amenities. Longbridge and Northfield train stations provide direct access to Birmingham City Centre, ensuring a hassle-free commute. Furthermore, the property is strategically positioned for easy access to Birmingham City Centre, the M5, and M42 motorways, making it an ideal choice for those who commute by road. Additionally, the area is home to several well-regarded primary schools, secondary schools, and higher education institutions.

Details:

Entrance Hall 12'4" x 9'1" (3.76m x 2.77m) Both Max

Lounge 18'1" x 10'11" (5.5m x 3.33m) Both Max

Kitchen/Diner 17'1" x 20'6" (5.2m x 6.25m) Both Max

Reception Room 16'2" x 7'11" (4.93m x 2.41m) Both Max

WC/Utility 7'8" x 7'11" (2.34m x 2.41m) Both Max

Reception Room 13'10" x 15'8" (4.22m x 4.78m) Both Max

Hallway

Kitchen 9'2" x 8'4" (2.8m x 2.54m) Both Max

Outbuilding 11'5" x 19'2" (3.48m x 5.84m)

Garage 10'4" x 17'8" (3.15m x 5.38m)

EPC Rating: To be confirmed

Council Tax Band: E (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

Property to sell?

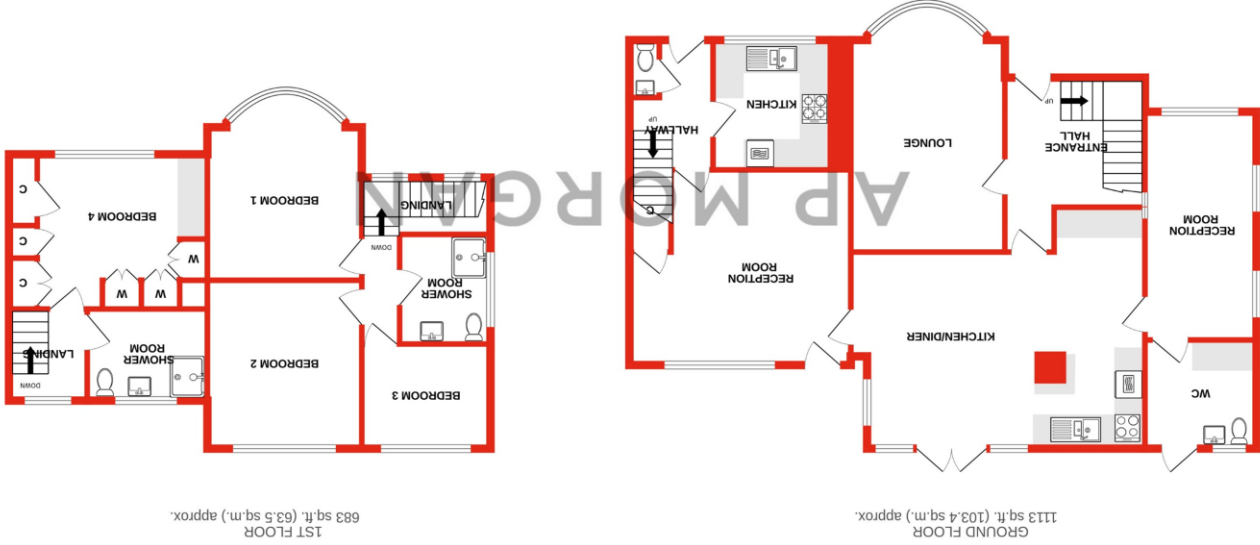
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 Metropix ©2025

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 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.