

AP MORGAN



Green Acres Road, Birmingham
Offers in the region of £270,000

Features:

- Three-bedroom semi-detached home
- Well-fitted Kitchen
- Open plan Living/Dining Room with bay window
- Bathroom
- Newly fitted roof and boiler (2023)

Description:

This well-presented, three-bedroom, semi-detached house presents a spacious lounge, a kitchen, a family bathroom, vast grass-laid garden, plenty of storage.

Approaching the property, there is brick paving to the front of the property. This highlights front access from the street and allows access to the rear garden through a side gate.

The ground floor presents a porch. The living /dining room is spacious, allowing for multiple suites and space for a large dining table and chairs. The living room also hosts two bay windows and a fireplace while giving access to the rear garden through a single French door. The kitchen has plenty of counter space, with an integral sink, an induction hob and electric oven, a washing machine, a fridge, and a freezer as well as space/plumbing for freestanding appliances. There is also access to a storage cupboard.

The first floor leads to a landing with access to Bedroom one, a large double with a bay window and integral storage, Bedroom two is also a large double, with a bay window looking to the front of the property, Bedroom three is a single currently being used as an office. The family bathroom has a washbasin, a bath/shower and a WC.

The garden opens to a paved patio area perfect for outdoor furniture, continuing to a grass-laid lawn. The garden is bordered by wooden panel fencing.

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

Entrance Hall

Kitchen 15'5" x 5'9" (4.7m x 1.75m)

Living/Dining Room 23'6" x 10'11" (7.16m x 3.33m) Both max (into bay)

Landing

Bedroom one 13'8" x 10'5" (4.17m x 3.18m) Both max

Bedroom two 12'6" x 10'11" (3.8m x 3.33m) Both max

Bedroom three 6'5" x 5'6" (1.96m x 1.68m)

Bathroom 7'2" x 5'10" (2.18m x 1.78m)



EPC Rating: To be confirmed

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.

GROUND FLOOR

391 sq. ft. (36.3 sq.m.) approx.

LIVING/DINING ROOM

KITCHEN

PORCH

UP

DOWN

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

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.

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.

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cubereovals.co.uk, to arrange a survey.

364 sq. ft. (33.8 sq.m.) approx.

1ST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

LANDING

DOWN

TOTAL FLOOR AREA: 755 sq ft. (70.1 sq m.) approx.