

AP MORGAN



Kingshurst Road, Birmingham
Offers in the region of £325,000

Features:

- Three-bedroom house
- Detached
- Off-street parking on drive
- Attractive rear garden
- Spacious, practical kitchen
- Rear garage/workshop
- Well-connected area

Description:

A beautifully presented three-bedroom detached family home situated in Northfield, Birmingham. This property features a modern open-plan living and dining area, two generously sized double bedrooms, and stylish living throughout. Complemented by a large rear garden, off-street parking, and convenient access to local amenities, this home is ideal for families seeking practicality and comfort.

The property is fronted by a block-paved driveway to accommodate one vehicle, bordered by mature shrubs and a low wall.

Upon entering through the porch, you are welcomed into the hallway, which provides access to the main living areas. To one side of the property, the expansive dual aspect living/dining room features a bay window that floods the space with natural light, making it a perfect area for relaxation and entertaining. Toward the rear, the kitchen provides access to the garden and offers ample counter and storage space, an electric hob and oven, an integrated microwave, and undercounter space for additional appliances. A side entrance from the kitchen adds practicality, allowing easy outdoor access.

The first floor makes excellent use of space, with two generous double bedrooms, a child's room/office, and a family bathroom. Bedroom 1, located at the front of the property, benefits from a bay window, creating a bright and spacious ambiance. Bedroom 2, also with bay window, overlooks the rear garden and provides generous floorspace. The third room, Bedroom 3, is a versatile space, perfect as a child's bedroom, home office, or study.



The modern bathroom, is easily accessible from all bedrooms and is equipped with stylish, contemporary fittings, offering both functionality and style, including a shower above the bath

Outside is a versatile garden space laid to an initial stone-paved patio area, stepping down to the central space laid to lawn, a gravel path, and access to a handy garage/workshop.

Details:

Porch 5'4"x2'1" (1.63mx0.64m)

Entrance Hall

Living/Dining Room 9'5"x24'4" (2.87mx7.42m)

Kitchen 9'2"x11'4" (2.8mx3.45m)

Side Entrance 3'2"x4' (0.97mx1.22m)

Landing

Bedroom 1 9'10"x11'2" (3mx3.4m) Incl. Bay

Bedroom 2 9'5"x12'10" (2.87mx3.9m) Incl. Bay

Bedroom 3 / Office 5'9"x6'7" (1.75mx2m)

Bathroom 5'4"x8'8" (1.63mx2.64m) Incl. Bay

EPC Rating: E

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?

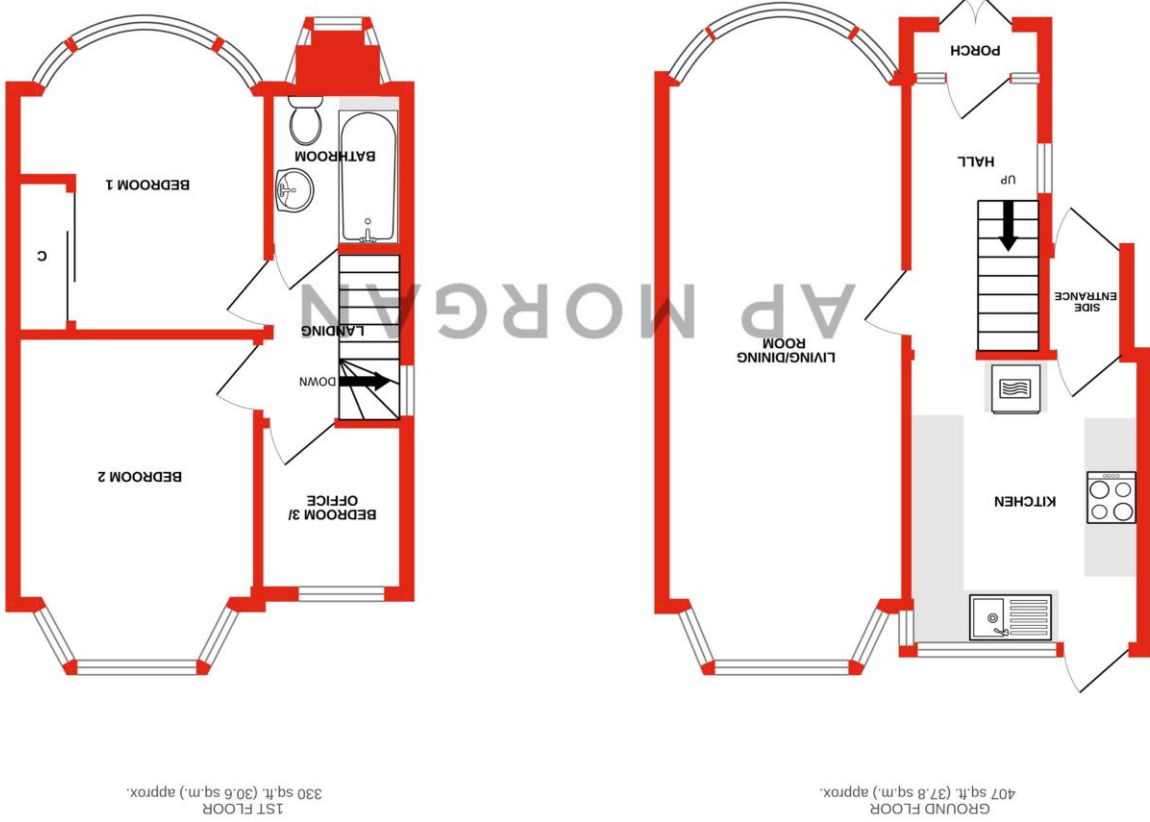
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