



AP MORGAN

Foundry Walk, Birmingham
Offers in the region of £350,000

Features:

- Three double bedrooms
- Spacious lounge/dining room
- Large kitchen/diner
- Plenty of storage
- Allocated parking
- Grass-laid garden

Description:

This well-presented, three-bedroom, semi-detached house presents a spacious lounge/dining room, a kitchen/diner, three-double bedrooms, a ground floor WC, a family bathroom, a grass laid garden.

Approaching the property, there are two allocated parking spaces opposite the property with a path leading to the front.

Entering the ground floor, there is a hall perfect for removing outdoor clothing and footwear. Leading to a spacious lounge/dining room there is plenty of space for multiple suites, a dining table and chairs and access to the rear garden through double French doors. The kitchen/diner hosts plenty of counterspace an integral gas hob, electric oven microwave, fridge/freezer, dish washer and washing machine and sink as well as space for a dining table.

Ascending to the first floor there is Bedroom One, a large double with views to the front garden and integral storage, Bedroom Two is similarly a large double with space for freestanding furniture. Bedroom Three is also a double looking to the rear garden. The family bathroom presents a washbasin, WC and a bath/shower.

The garden opens to paving and continues to a grass-laid lawn which finishes at a paved patio area perfect for outdoor furniture. Completing the garden is a paved path running the length and a border of 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:

Hall

Lounge/Dining Room 14'4" x 15'8" (4.37m x 4.78m) Both Max

Kitchen/Diner 11'6" x 8'7" (3.5m x 2.62m) Both Max

W/C 4'8" x 5'11" (1.42m x 1.8m)

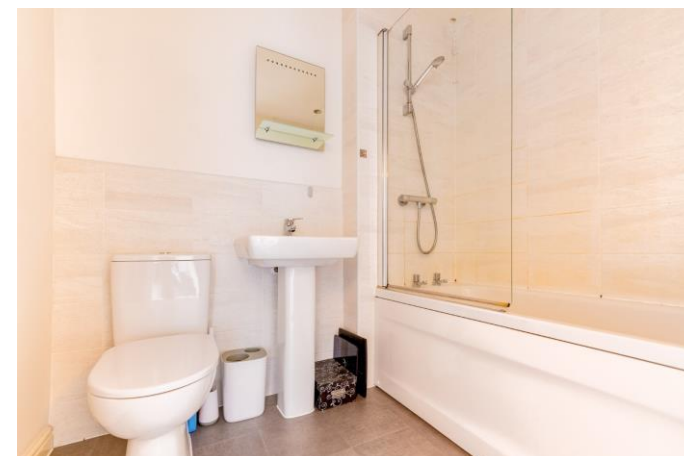
Landing

Bedroom One 10'2" x 15'8" (3.1m x 4.78m) Both Max - 13'4 To Wardrobes

Bedroom Two 10'11" x 8' (3.33m x 2.44m) Both Max

Bedroom Three 11'8" x 7'3" (3.56m x 2.2m) Both Max

Bathroom 6'11" x 6'3" (2.1m x 1.9m)



EPC Rating: B

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?

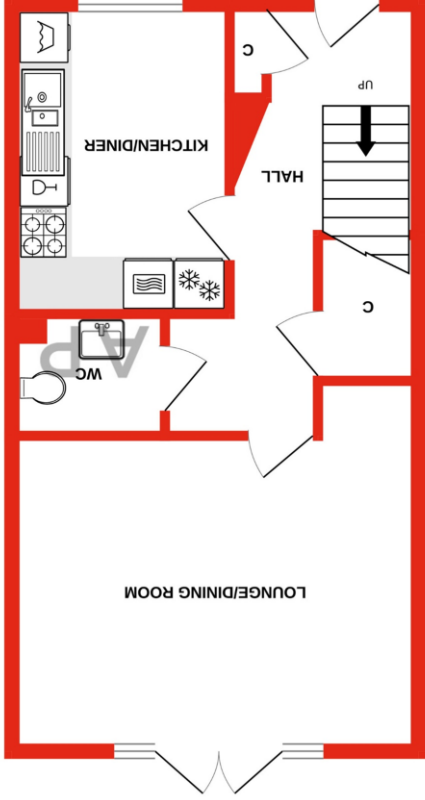
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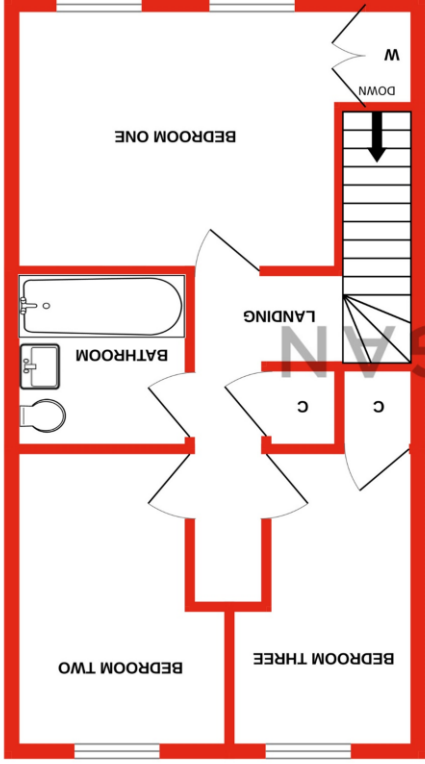
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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get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

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Need a removal company and storage?
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, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.

While 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.
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