

**AP MORGAN**



**Ashbury Covert, Birmingham**  
Offers in the region of £230,000



**Features:**

- Two double & One single bedrooms
- Generous lounge
- Spacious kitchen/diner
- Pantry
- Ground floor WC
- Family bathroom
- Plenty of integral storage
- Off street parking
- Garage
- Versatile front & rear gardens

**Description:**

This three-bedroom, end of terrace house in need of modernisation is situated in a quiet cul-de-sac and presents a fantastic opportunity for investors or first-time buyers; with a generous lounge, spacious kitchen/diner, pantry, ground floor WC, family bathroom, multiple integral storage cupboards, externally accessed front garage, off-street parking and versatile front and rear gardens.

Approaching the property, there is a concrete drive allowing for off street parking in-front of the externally accessed garage. There is a paved path leading to the front door which borders the front garden laid to a grass laid lawn presenting space for planting and surrounded by hedging. There is also rear garden access through a side gate.

Entering the property to the porch, there is a integral storage cupboard and counterspace with additional room for storage or removing outdoor footwear/clothing. Continuing to the hall there is immediate access to the ground floor WC and generous lounge. The lounge presents space for multiple suites and other freestanding furniture with a large window giving views to the front garden. The spacious kitchen/diner is accessed from the hall and presents ample counterspace with an integral electric oven, gas hob and sink with space/plumbing for freestanding appliances. Additionally, the diner area gives space for a large dining table and chairs, with rear garden access permitted from a sliding patio door. The ground floor is completed by a pantry and additional storage cupboard in the diner area.

Ascending to the first-floor landing, Bedroom One is a large double looking to the front aspect with plenty of room for freestanding furniture, Bedroom Two is also a spacious double looking to the rear and side aspects, Bedroom Three is the final single looking to the front. The first floor is completed by an airing cupboard.





The rear garden opens to a paved patio with room for outdoor furniture and storage this continues to a raised, grass laid lawn with ample room for planting and outdoor activities, the garden is bordered by wooden panel fencing.

Situated in Birmingham approximately 1.5 miles from Kings Norton and 3.3 miles from both Longbridge and Northfield; the property is a short drive to many local amenities such as schooling, shops, supermarkets and restaurants, with bus routes nearby and wider access to train stations and the M42 and M5 motorways.

#### **Details:**

**Porch**

**Hall**

**Lounge** 14'7" x 11'10" (4.45m x 3.6m)

**Kitchen/Diner** 9' x 17'7" (2.74m x 5.36m)

**Pantry** 2'6" x 7' (0.76m x 2.13m)

**Ground Floor WC** 5'8" x 2'7" (1.73m x 0.79m)

**Landing**

**Bedroom One** 13'8" x 11'2" (4.17m x 3.4m) Both Max

**Bedroom Two** 12'9" x 11'2" (3.89m x 3.4m) Both Max

**Bedroom Three** 7'10" x 8'8" (2.4m x 2.64m)

**Bathroom** 6'1" x 6'8" (1.85m x 2.03m)

**EPC Rating:** To be confirmed

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

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0121 827 6827.



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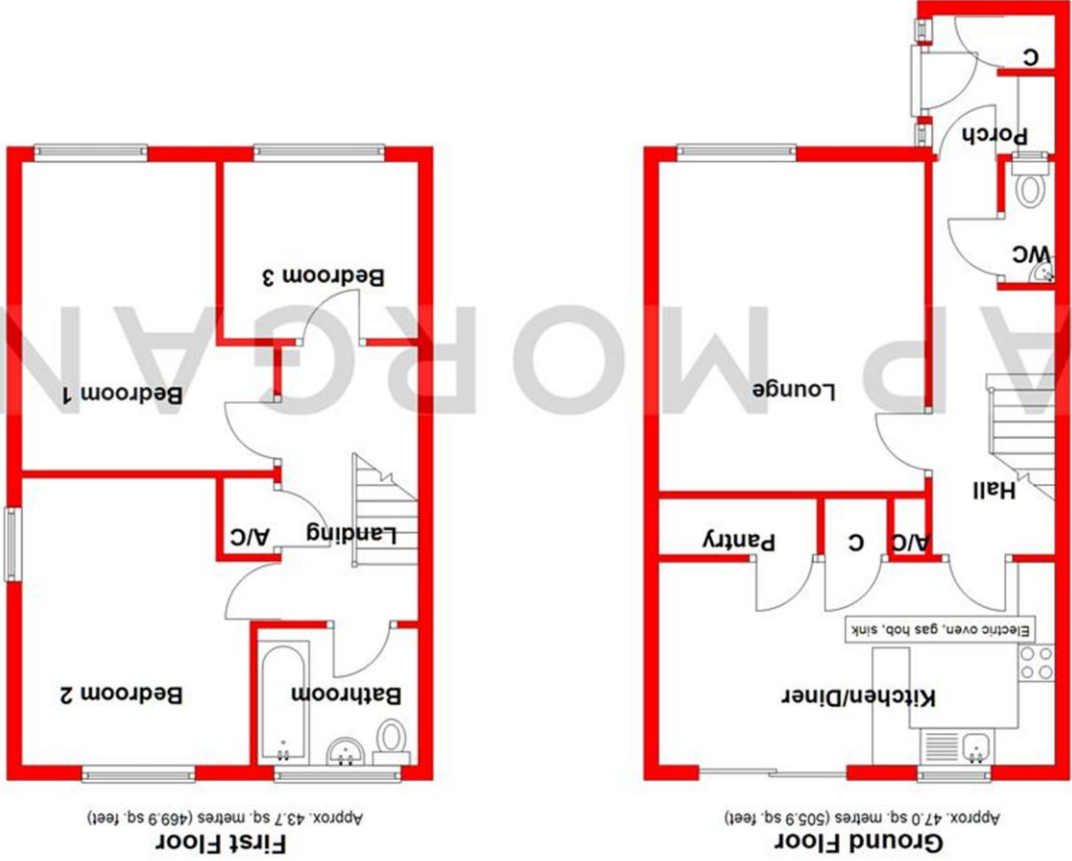
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Total area: approx. 90.7 sq. metres (975.8 sq. feet)

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