

AP MORGAN



Ambassador Avenue, Birmingham
Offers Over £385,000

Features:

- Four double bedrooms
- Spacious lounge
- Generous kitchen/diner
- Multiple en-suite shower rooms
- Family bathroom
- Ground floor WC
- Low maintenance rear garden
- Plenty of storage
- Off street parking
- Prime location for amenities

Description:

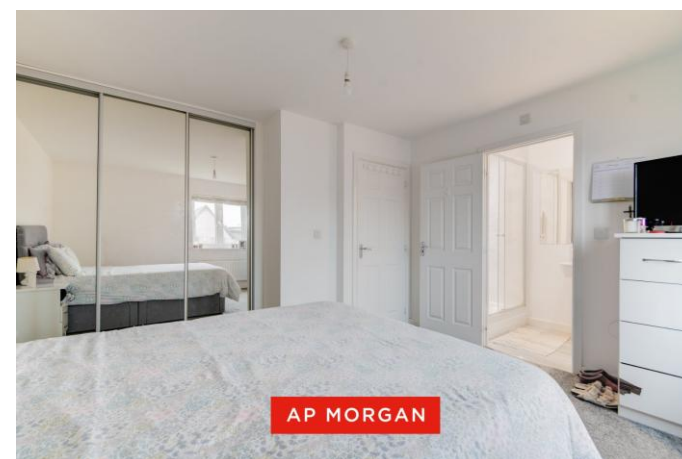
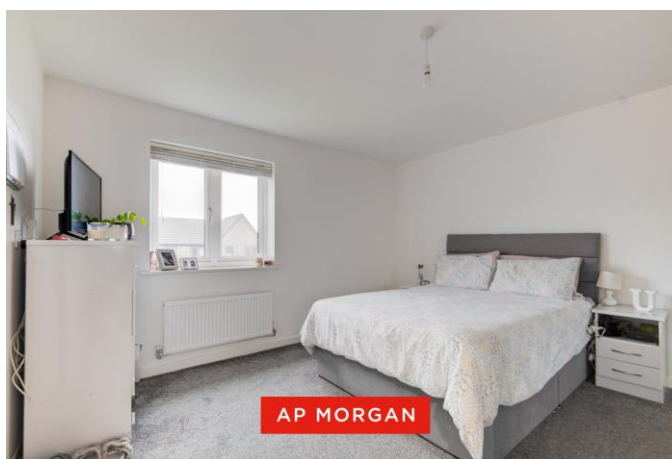
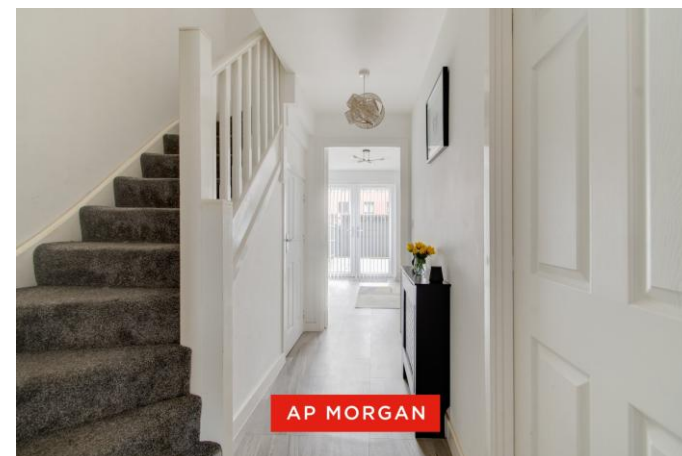
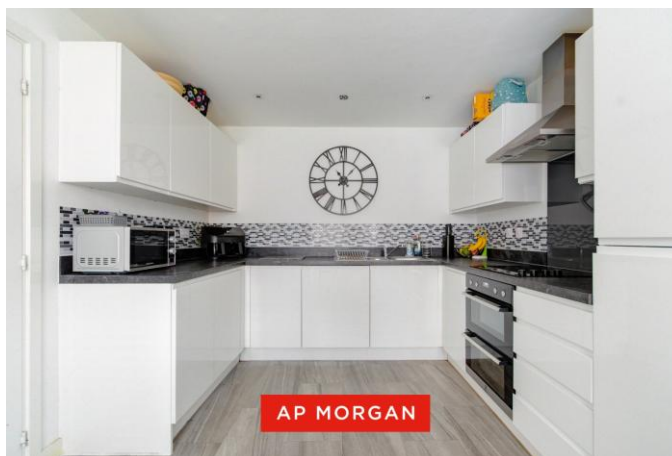
This beautifully presented, four-bedroom, semi-detached town house presents a spacious lounge, generous kitchen/diner, a ground floor WC, four double bedrooms, multiple en-suite shower rooms, a low maintenance rear garden, plenty of storage, off street parking and is situated in a prime location for amenities.

Approaching the property, there is a block paved drive allowing for off-street parking for multiple vehicles which is bordered by a hedge, wooden fencing and offers front access to the hall.

Entering the property, the front hall gives immediate access to stairs leading to the first-floor landing, the lounge and kitchen/diner. The lounge is spacious and hosts space for multiple suites and rear garden access through double French doors. The kitchen/diner is fitted and modern with ample counterspace and an integral electric oven, electric hob, dishwasher, sink with drain and space/plumbing for freestanding appliances. The ground floor is completed by a WC and understairs storage cupboard.

Ascending to the first floor, the landing presents Bedroom Three, a large double looking to the rear aspect, presenting an integral wardrobe and adjoining en-suite shower room fitted with a washbasin, WC and shower. Bedroom Four is also a large double looking to the front aspect, similarly, presenting an integral wardrobe. The family bathroom is modern and hosts a washbasin, WC and bath/shower.

Continuing to the second floor, the landing presents Bedroom One, a spacious double looking to the front aspect with an integral wardrobe. Bedroom Two is similarly, a spacious double looking to the rear, hosting an integral wardrobe and an adjoining en-suite shower room. The second floor is completed by an airing cupboard accessed from the landing.



The garden opens to a stone effect, paved patio hosting plenty of space for outdoor furniture and external storage making it ideal for entertaining. This continues to a large grass laid lawn with ample room for planting and outdoor activities. The garden is completed by a shed, offering covered storage and a border of wooden slat fencing.

The property is perfectly situated for nearby amenities being a stone's throw away from the Longbridge retail park which offers a wide selection of shops, eateries, and facilities, whilst also offering great transport links via rail and motorway networks.

Details:

Hall

Lounge 11'4" x 16'7" (3.45m x 5.05m)

Kitchen/Diner 14'2" x 9'7" (4.32m x 2.92m) Both Max

Ground Floor WC 5'7" x 3' (1.7m x 0.91m)

Landing

Bedroom Three 13'7" x 9'10" (4.14m x 3m) Both Max

En-suite Shower Room 10'2" x 6' (3.1m x 1.83m)

Bedroom Four 11'10" x 9'10" (3.6m x 3m) Both Max

Bathroom 5'7" x 6'5" (1.7m x 1.96m)

Landing

Bedroom One 11'1" x 16'7" (3.38m x 5.05m) Both Max

Bedroom Two 14'2" x 12'4" (4.32m x 3.76m) Both Max

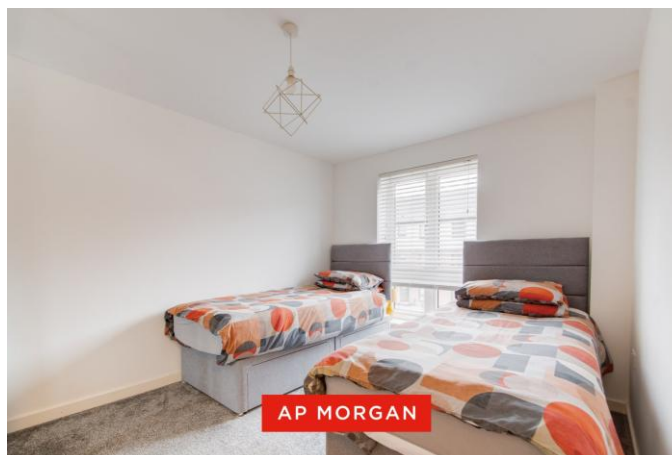
En-suite Shower Room 10'2" x 3'11" (3.1m x 1.2m)

EPC Rating: B

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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Property to sell?

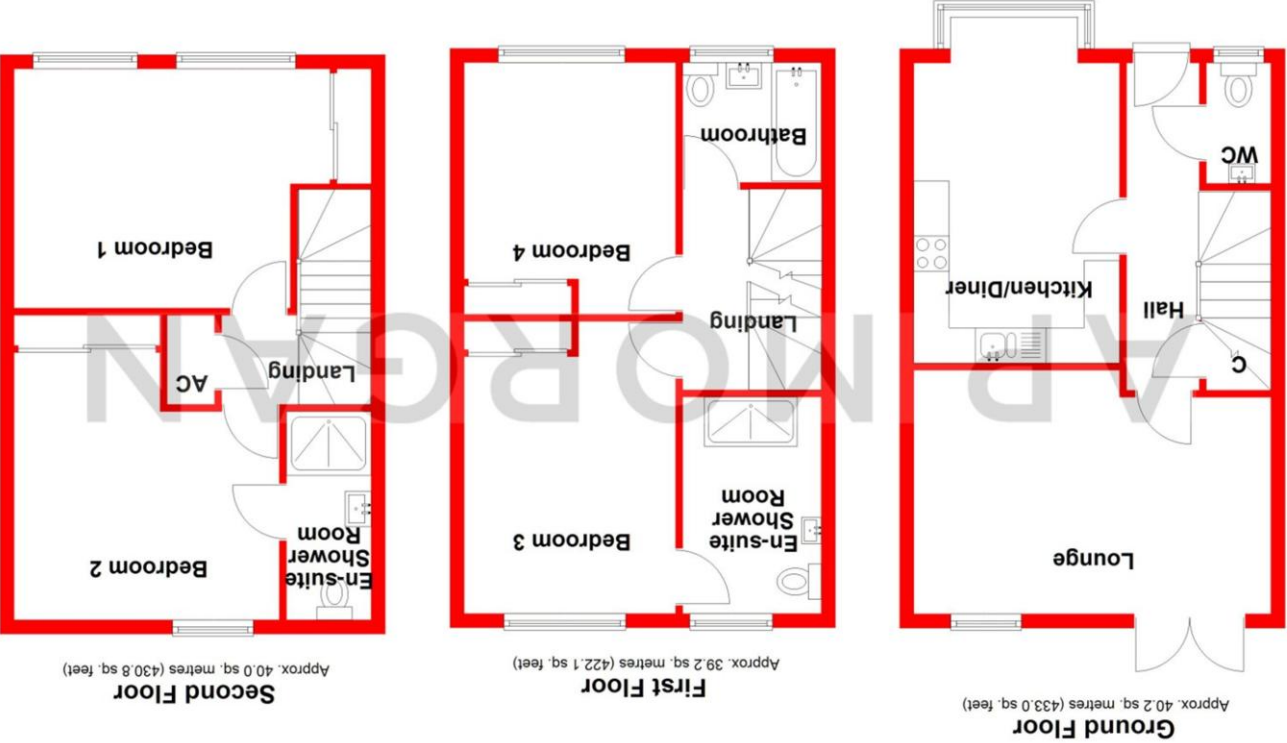
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Total area: approx. 119.5 sq. metres (1285.9 sq. feet)

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Plan produced using PlanLP.

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