



AP MORGAN

**St. Francis Drive, Birmingham**  
Offers in the region of £310,000



**Features:**

- Four Bedrooms
- Mid-terraced home
- Integrated garage
- Off-street parking on drive
- Generous room sizes
- Popular area

**Description:**

This well-presented, four-bedroom terraced property is situated on a quiet residential road in King's Norton, offering generous living space and modern comfort. Its proximity to shops, green space and excellent schooling makes this home ideal for families. Convenient local transport links also allow for an easy commute.

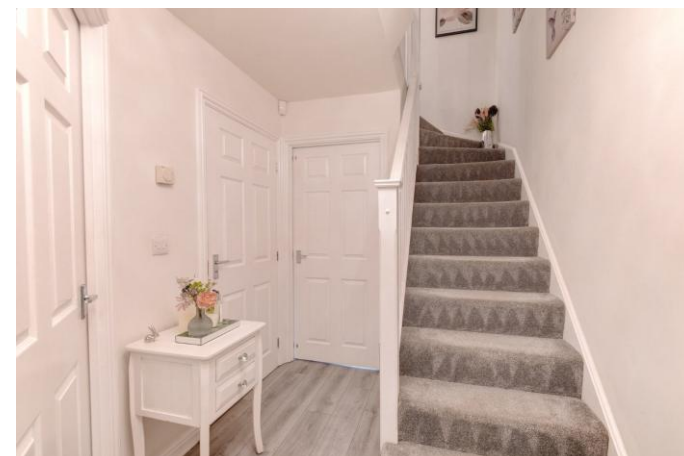
The property is approached via a well-presented front garden with gravelled, planted borders and a tarmac driveway leading to an integrated garage with up-and-over door.

Entering the property, you are invited in by a spacious entrance hall with doors to all ground floor rooms. Stairs lead up to the first floor. To the front of the home is a stylish contemporary kitchen with floor and wall cabinetry, gas hob with extractor above, electric oven, and double sink. To the rear, a bright and spacious lounge, providing ample room for lounge furnishings and a dining table. A large bay window with double French doors opens out to the garden.

Ascending to the first floor, you will find three well-proportioned bedrooms, each thoughtfully designed to maximize floorspace and storage. The second and third bedrooms are generously sized double rooms with bright windows. The fourth bedroom, currently used as a dressing room, is a well-sized single room - ideal for additional use as a home office. A modern family bathroom serves the first-floor bedrooms, featuring a sleek three-piece suite with a bathtub, WC, and washbasin, providing a stylish and functional space. Storage cupboards on the landing add further utility.

The second floor comprises of a stairway leading into an impressive double bedroom, with a sizeable ensuite shower room. Built-in storage makes excellent use of available space and a skylight in the ensuite enjoys ample natural light.

Outside, the tiered rear garden opens to a raised patio area, perfect for outdoor furniture, walking down to a neat lawn. Beds are home to mature shrubs, bordered by wooden panel fencing. A door from the patio allows rear access to the garage.





Located in a highly sought-after residential area of Kings Norton, this property offers convenient access to a range of nearby amenities, local primary and secondary schools, and bus routes serving Kings Heath, Kings Norton, and Birmingham City Centre. It is also within easy reach of major road networks via the A435, including a brief drive to Junction 3 of the M42. Furthermore, Kings Norton and Yardley Wood railway stations are within easy reach, providing commuter services to Birmingham, Stratford-Upon-Avon, and surrounding areas.

**Details:**

**Entrance Hall**

**Kitchen** 7'10"x9'1" (2.4mx2.77m) Max.

**WC** 4'5"x3'8" (1.35mx1.12m)

**Living Room** 12'2"x15'8" (3.7mx4.78m)

**Garage** 8'10"x16'5" (2.7mx5m)

**Landing**

**Bedroom 2** 8'7"x16'5" (2.62mx5m)

**Bedroom 3** 12'2"x8'1" (3.7mx2.46m)

**Bedroom 4** 12'2"x7'11" (3.7mx2.41m) Max.

**Bathroom** 5'6"x6'8" (1.68mx2.03m)

**Stairway**

**Bedroom 1** 12'2"x18'4" (3.7mx5.6m) Max.

**Ensuite Bathroom** 10'1"x7'11" (3.07mx2.41m)

**EPC Rating:** To be confirmed

**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?

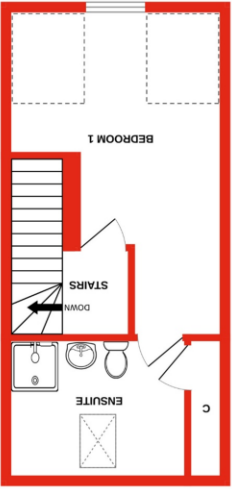
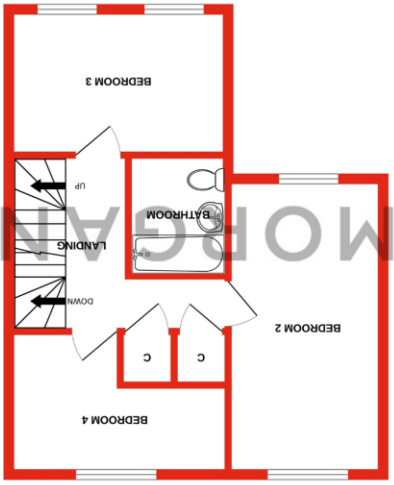
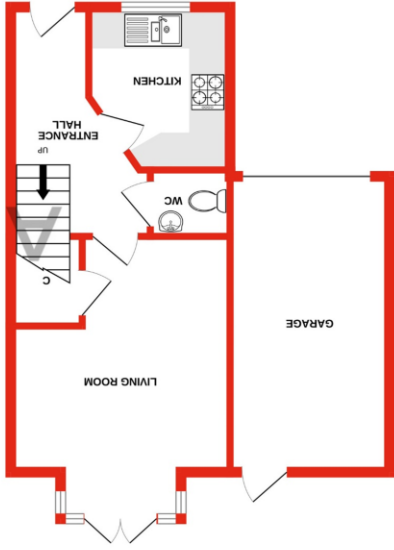
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