

AP MORGAN



Dalmuir Road, Birmingham
Offers in excess of £370,000

Features:

- Three double bedrooms
- Spacious living room, dining room and kitchen
- Ground floor WC
- Family bathroom
- En-suite
- Utility room
- Off street parking

Description:

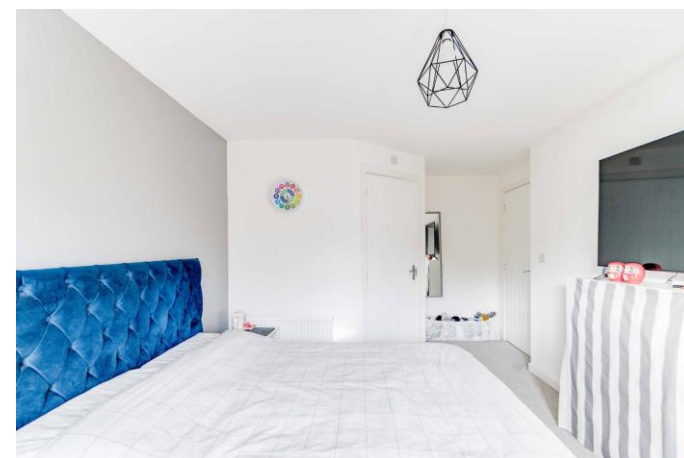
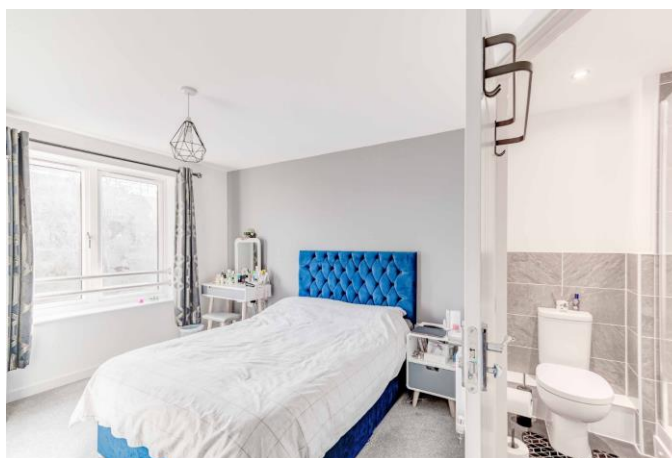
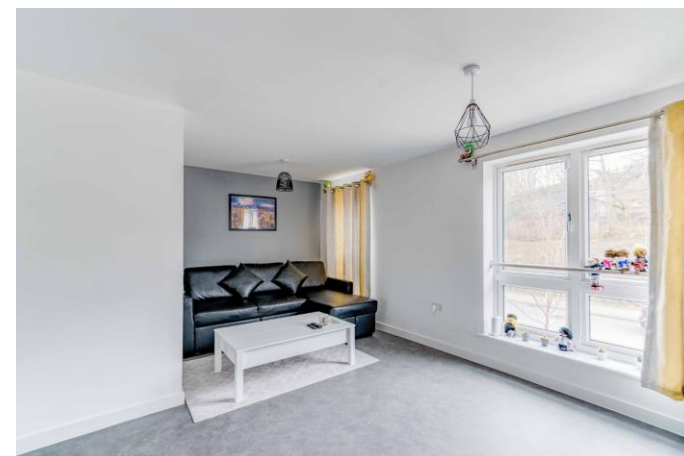
This three-bedroom, end terrace house presents a generous living room/ dining room/ kitchen, three double bedrooms, a study, a family bathroom, an ensuite, ground floor WC, utility room, off-street parking, grass laid rear garden.

Approaching the property, there is off-street parking by way of a brick paved drive which gives front access to the garage, the main door, and side access to the rear garden.

The ground floor presents: a spacious hall which gives immediate access to a cloak cupboard which is suitable for removing outdoor clothing. Continuing to a ground floor WC and utility room. There is also access to the rear grass-laid garden.

Ascending the first floor, the landing presents the spacious living room/ dining room and kitchen. This is a spacious room allowing plenty of space for multiple suites and views of the front drive. There is also space for a large dining table and chairs. The kitchen gives plenty of counter space and has an integral sink, gas hob and electric oven. The First floor also has a study, perfect for an office or to use as storage.

The second floor presents Bedroom One, a large double with an en-suite presenting a shower, washbasin, and WC. Bedroom Two is similarly a double looking to the rear garden, and Bedroom Three is a double with an integral storage cupboard. The family bathroom presents a washbasin, WC and bath/shower.



The rear garden opens to a grass-laid lawn which gives plenty of space for outdoor activities.

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 20'3" x 6'5" (6.17m x 1.96m) Both Max

Utility Room 4'6" x 6'5" (1.37m x 1.96m)

Ground Floor WC 4' x 3'2" (1.22m x 0.97m)

Living Room/Dining Room/Kitchen 25' x 17'3" (7.62m x 5.26m) Both Max

Study 5'9" x 6'5" (1.75m x 1.96m)

Landing

Bedroom One 15'7" x 9'8" (4.75m x 2.95m) Both Max

Ensuite Bathroom 5'4" x 6'2" (1.63m x 1.88m) Both Max

Bedroom Two 9'1" x 10'5" (2.77m x 3.18m) Both Max

Bedroom Three 11'5" x 7'3" (3.48m x 2.2m) Both Max

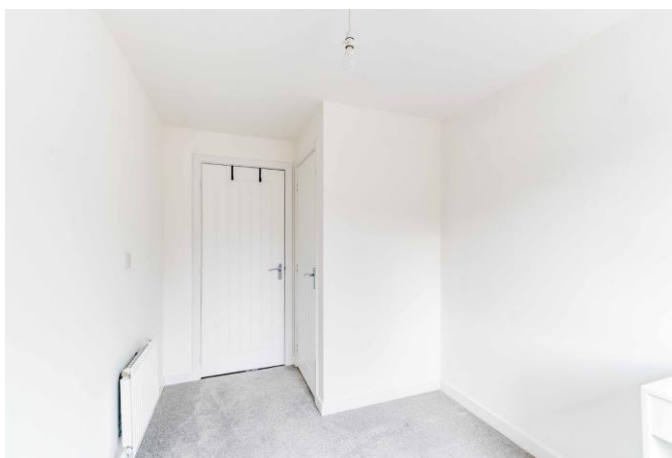
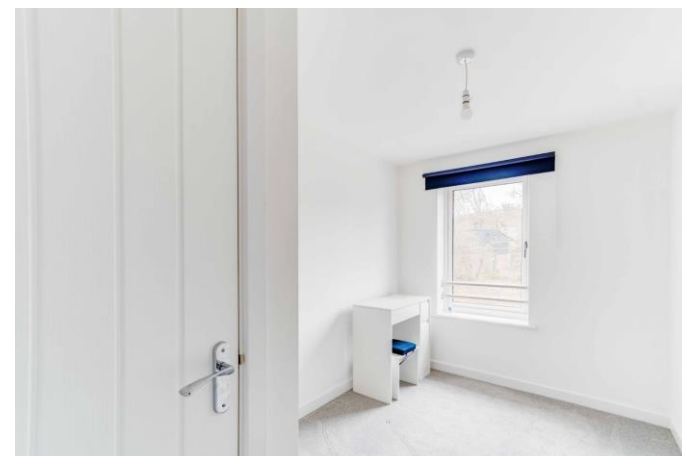
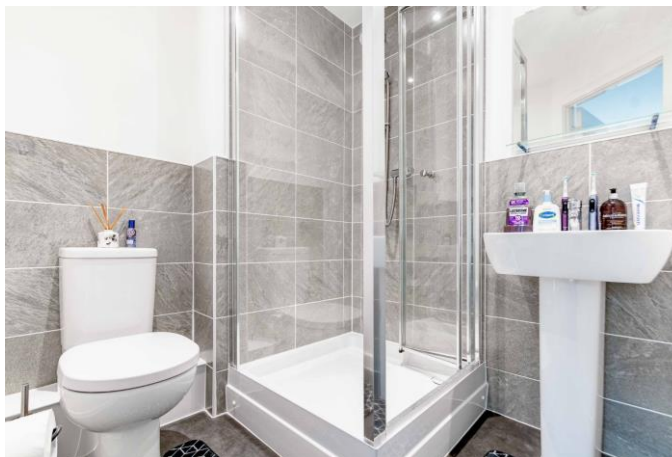
Bathroom 5'7" x 6'6" (1.7m x 1.98m) Both Max

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?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

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.

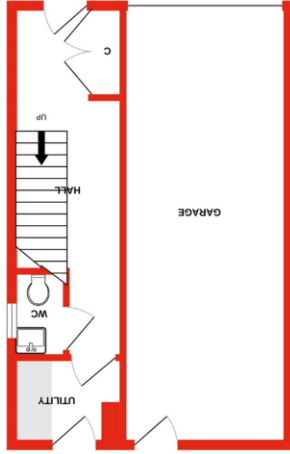
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

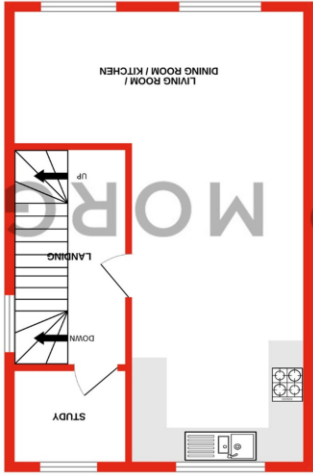
Need a removal company and storage?

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.

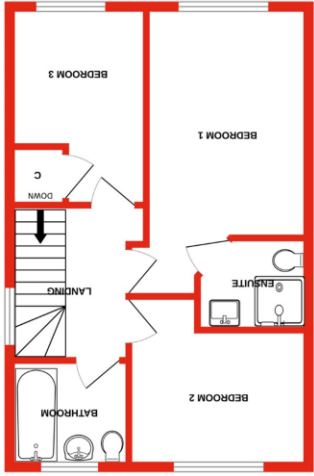
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GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
458 sq.ft. (42.5 sq.m.) approx.

TOTAL FLOOR AREA : 1317 sq.ft. (122.4 sq.m.) approx.
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