



AP MORGAN

Staple Lodge Road, Birmingham
Offers in the region of £260,000

Features:

- Two double & one single rooms
- Spacious living room
- Family room with potential as a ground floor bedroom
- Large dining room
- Study
- Plenty of storage.

Description:

This well-presented, three-bedroom, semi-detached house presents a spacious lounge, large kitchen/dining room, bathroom, off-street parking & plenty of storage.

The ground floor presents a porch with integral storage. The living room is spacious, allowing for multiple suites and a coffee table with plenty of room for freestanding furniture. The living room also gives access to the family room through a sliding door, this room has the potential to be used as a ground-floor bedroom. The kitchen has plenty of counter space, with an integral sink as well as space/plumbing for freestanding appliances. The dining room has enough space for a large dining table and chairs, also allowing access to the rear garden through a single French door. There is also access to a comfortable study with views to the front of the property.

The first floor leads to a landing with access to Bedroom one, a large double with integral storage with views to the front of the property. Bedroom two is also a large double also with integral storage, Bedroom three is a large single with integral storage. The family bathroom has a washbasin and bath/shower with a separate first floor WC.

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

Living Room 21' x 11'6" (6.4m x 3.5m) Both Max

Kitchen 9' x 9'10" (2.74m x 3m) Both Max

Dining Room 12' x 10'9" (3.66m x 3.28m)

Family Room 12' x 7'9" (3.66m x 2.36m)

Study 11'2" x 5'3" (3.4m x 1.6m)

Landing

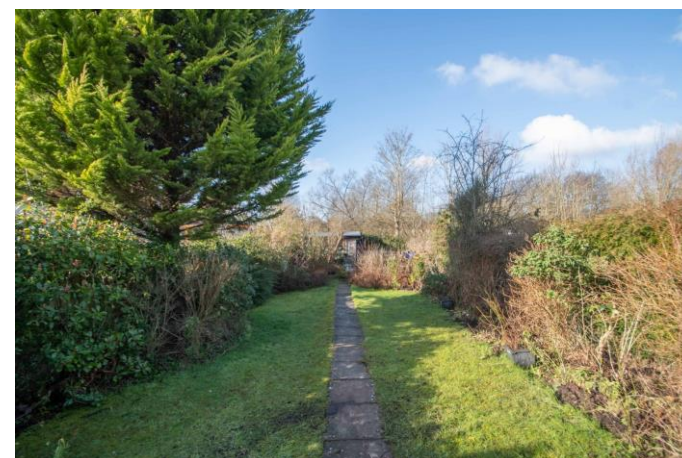
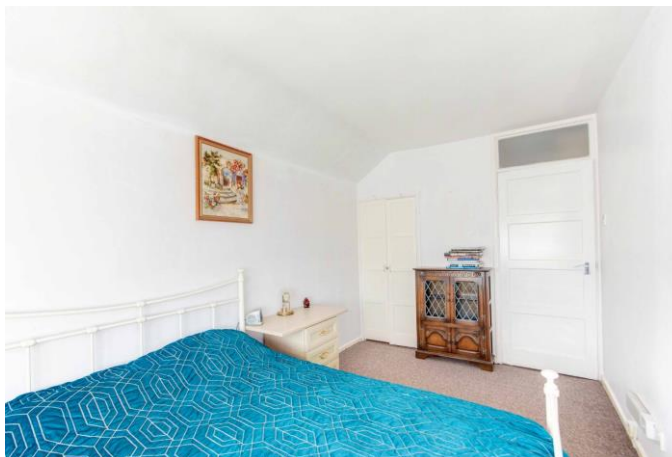
Bedroom One 12'6" x 8'7" (3.8m x 2.62m) Both Max

Bedroom Two 14'1" x 9'8" (4.3m x 2.95m) Both Max

Bedroom Three 6'11" x 9'8" (2.1m x 2.95m) Both Max

Bathroom 5'3" x 5'10" (1.6m x 1.78m)

W/C 2'9" x 5'7" (0.84m x 1.7m)



EPC Rating: To be confirmed

Council Tax Band: A (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?

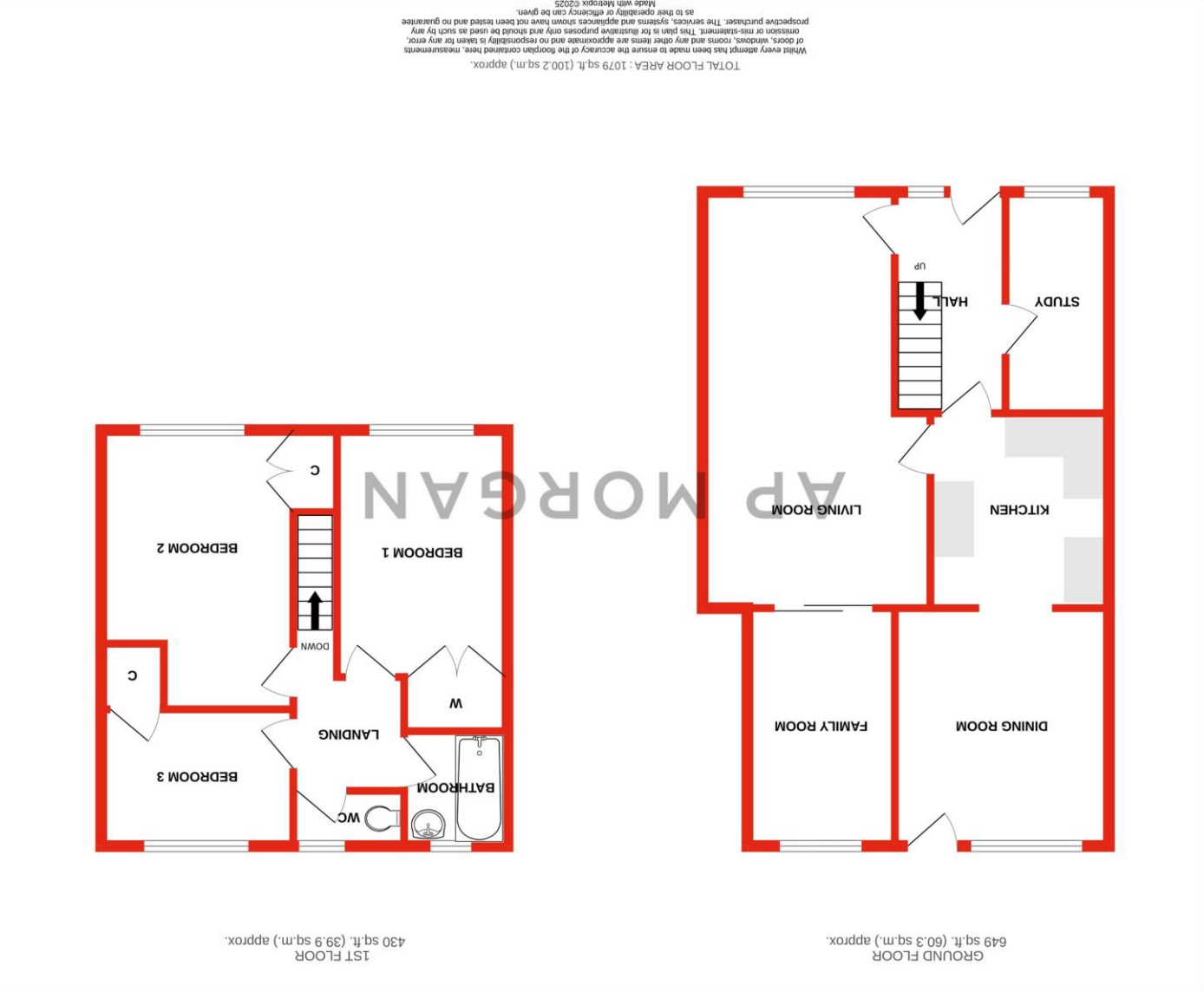
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