

AP MORGAN



Porlock Crescent, Birmingham
Offers in the region of £180,000

Features:

- Two double bedrooms
- Restricted mobility shower room
- Spacious living room with bay window
- Plenty of storage

Description:

This two-bedroom, semi-detached house presents a large lounge, kitchen, two double bedrooms, spacious rear garden, a shower room, & plenty of storage.

Approaching the property, there are steps leading to the front door and side gate which gives access to the rear. The steps border a sloped front lawn laid to grass.

The ground floor immediately presents: a porch leading to the living room with space for multiple suites, an integral cupboard and fireplace with access to the kitchen. The kitchen offers plenty of counter space, an integral sink, and gas hob/electric oven. There is access to an integral cupboard space. The kitchen gives access to the rear garden and stairs to the first floor.

Ascending to the first floor, the landing presents: Bedroom One is a large double with integral storage, Bedroom Two is a further double looking to the front. The shower room is adapted for people with restricted mobility and features a washbasin, WC, and shower.

The rear garden is vast and opens to a paved patio which continues to a grass laid lawn bisected by a paved path.

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:

Porch

Living Room 14'7" x 15'7" (4.45m x 4.75m) 14'7 to Bay - Both Max

Kitchen 7'8" x 12'3" (2.34m x 3.73m) Both Max

Landing

Bedroom One 8'5" x 12'6" (2.57m x 3.8m) Both Max

Bedroom Two 10'11" x 7'10" (3.33m x 2.4m) Both Max

Shower Room 7'9" x 7'4" (2.36m x 2.24m) Both Max



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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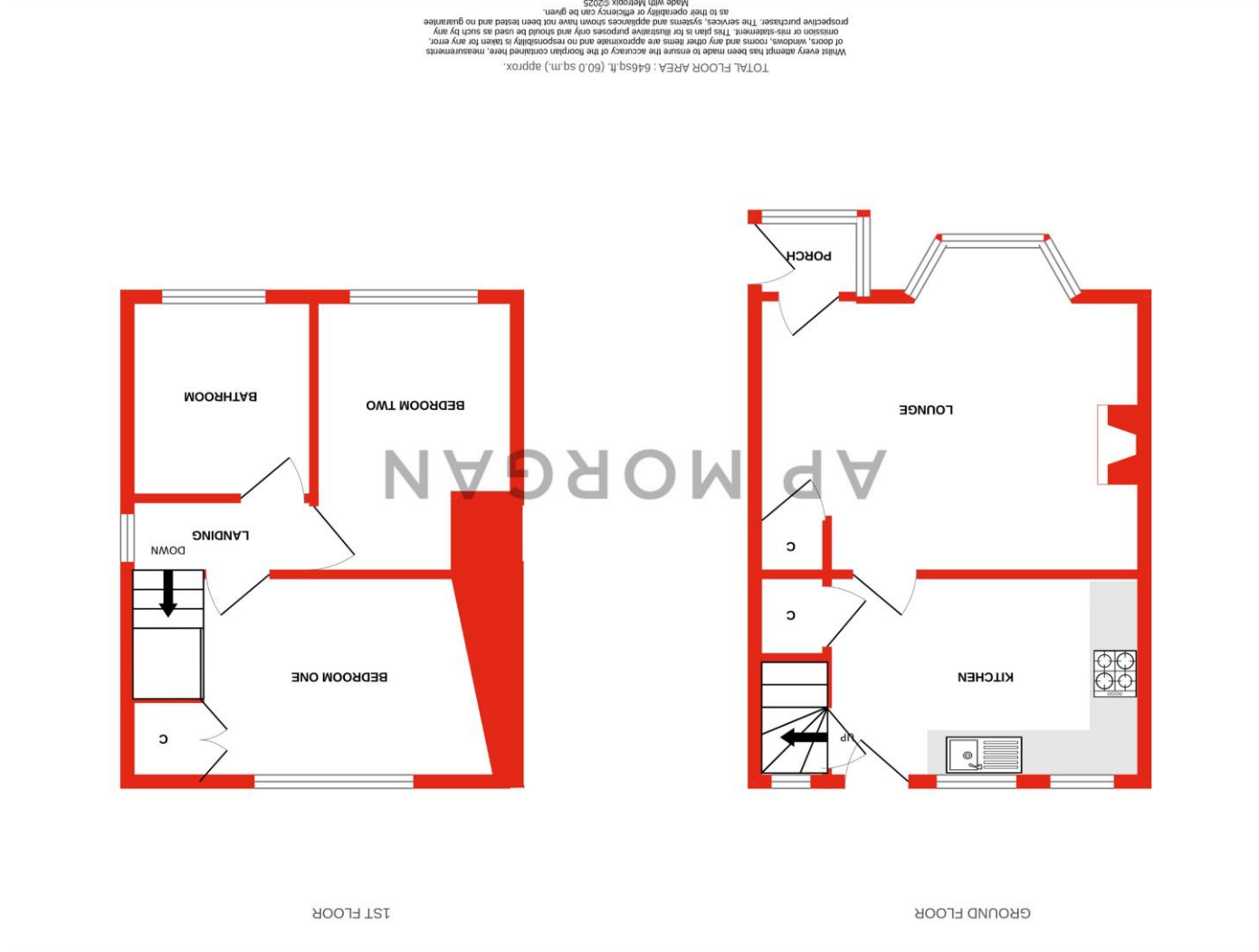
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