



AP MORGAN

**Sedgebourne Way, Birmingham**  
Offers in the region of £325,000

**Features:**

- Four double bedrooms
- Spacious lounge
- Kitchen/diner
- Family bathroom
- Jack & Jill ensuite

**Description:**

This well-presented, three story, four-bedroom, terraced house presents a spacious lounge, a kitchen/diner, four-double bedrooms, a family bathroom, a jack and jill ensuite, off-street parking, and a decked & grass laid garden.

Approaching the property, there is a tarmac drive for off-street parking of multiple vehicles allowing front access to an outdoor storage cupboard and the front of the property.

Entering the ground floor, there is a cloak area perfect for removing outdoor clothing and footwear. Leading to a spacious lounge there is plenty of space for multiple suites and this gives access to an integral cupboard. The kitchen/diner hosts plenty of counterspace, as well as space for a dining table and chairs. There is an integral gas hob, electric oven & microwave, washing machine, dishwasher and sink as well as space/plumbing for freestanding appliances and plenty of storage space.

Ascending to the first floor there is Bedroom Two, a large double with views to the rear garden, Bedroom Four is similarly a large double with plenty of space for freestanding furniture. The family bathroom presents a washbasin, WC and a bath/shower.

Continuing to the second floor there is Bedroom One, a large double with integrated storage and access to a Jack & Jill ensuite presenting a shower, washbasin and WC. Bedroom Three is a further double also with an integrated cupboard.

The garden opens to a decked patio area, perfect for storage or outdoor furniture and continues to a grass laid lawn bordered by a pebble path and wooden panel fencing.



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:

##### Cloakroom

Lounge 15'6" x 13'7" (4.72m x 4.14m) Both Max

Kitchen/Diner 10'7" x 13'5" (3.23m x 4.1m) Both Max

##### Landing

Bedroom Two 10'8" x 13'7" (3.25m x 4.14m) Both Max

Bedroom Four 9'2" x 13'7" (2.8m x 4.14m) Both Max

Bathroom 6'1" x 6'4" (1.85m x 1.93m)

##### Landing

Bedroom One 10'9" x 13'7" (3.28m x 4.14m) Both Max

Bedroom Three 9'6" x 13'7" (2.9m x 4.14m) Both Max

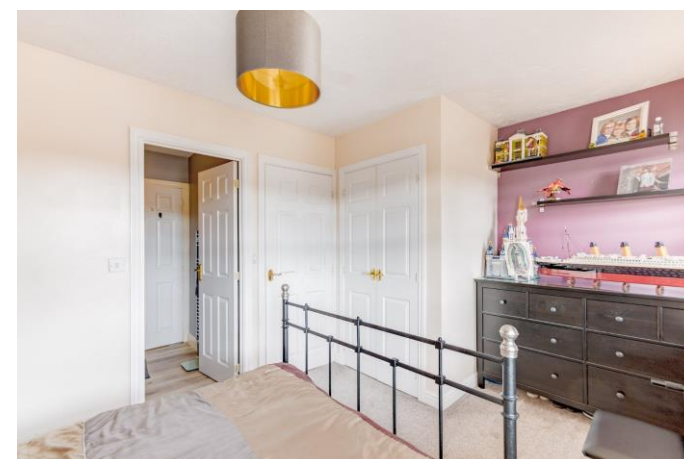
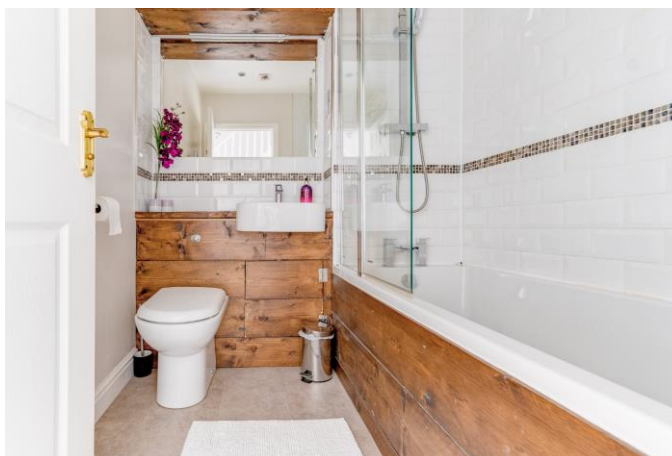
Jack & Jill Ensuite 5'10" x 7'1" (1.78m x 2.16m)

**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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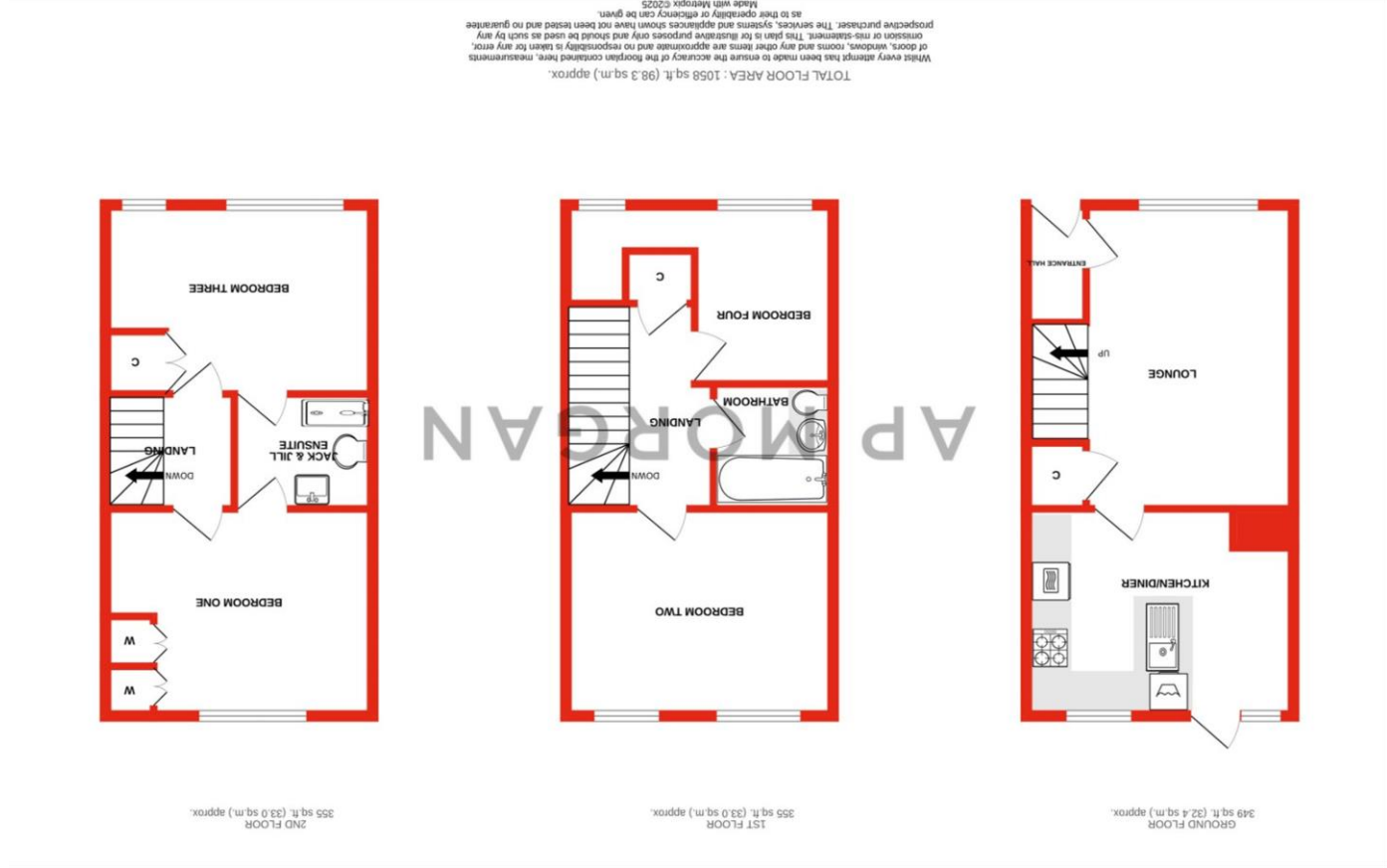
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