

AP MORGAN



**Farlow Road, Birmingham**  
Offers in the region of £290,000



**Features:**

- Three double bedrooms
- Spacious Living/dining room
- Partially integral kitchen
- Generous conservatory
- Storage room
- Garage
- Large grass laid garden

**Description:**

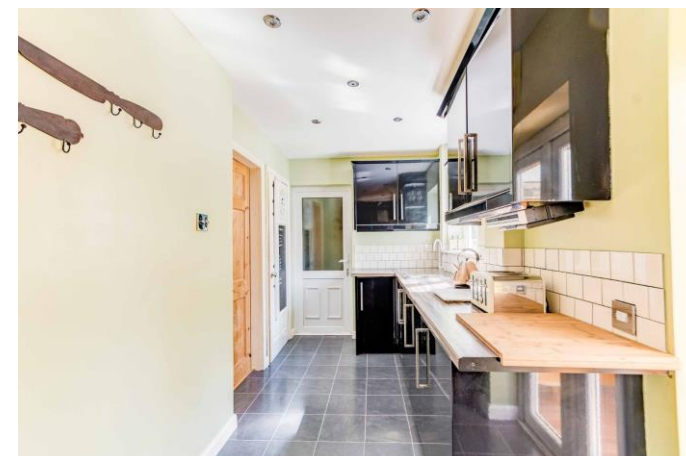
This well-presented, three double-bedroom, semi-detached house, located in a quiet cul-de-sac, presents a spacious living/dining room, partially integrated kitchen, storage area, large conservatory, three-double bedrooms, family bathroom, grass laid garden.

Approaching the property there is a brick paved drive for parking multiple vehicles. There is front access to the garage and the front porch.

Entering the property to a porch and entrance hall, the ground floor presents: A spacious living/dining room with space for multiple suites, a dining table, chairs which also features a fireplace. Leading to the partially integrated kitchen, there is an electric oven, microwave, gas hob and a sink. There is also space/plumbing for freestanding appliances and access to a storage room and adjoining garage. Completing the ground floor, there is also a large conservatory.

Ascending to the first floor the landing presents Bedroom One, a generous double looking to the rear aspect, Bedroom two and three are also doubles with Bedroom three hosting an integral storage cupboard. The family bathroom is large and presents a washbasin, WC, bath and walk in shower.

The garden presents to a raised decked patio area leading to a grass laid lawn with plenty of space for storage and outdoor activities.





Situated in Birmingham, the property benefits from very close proximity to nearby shops and amenities. The property is also conveniently positioned in close proximity to the train station as well as adequate positioning for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.

**Details:**

**Porch**

**Hall**

**Living/Dining Room** 26'6" x 13' (8.08m x 3.96m) Both Max

**Kitchen** 6'9" x 16'2" (2.06m x 4.93m)

**Storage** 12'9" x 7'6" (3.89m x 2.29m)

**Garage** 11'8" x 7'10" (3.56m x 2.4m)

**Conservatory** 14'6" x 8'9" (4.42m x 2.67m)

**Landing**

**Bedroom One** 13'4" x 9'10" (4.06m x 3m)

**Bedroom Two** 12'10" x 7'10" (3.9m x 2.4m)

**Bedroom Three** 10'9" x 5'11" (3.28m x 1.8m)

**Bathroom** 11'8" x 6'1" (3.56m x 1.85m)

**EPC Rating:** To be confirmed

**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.



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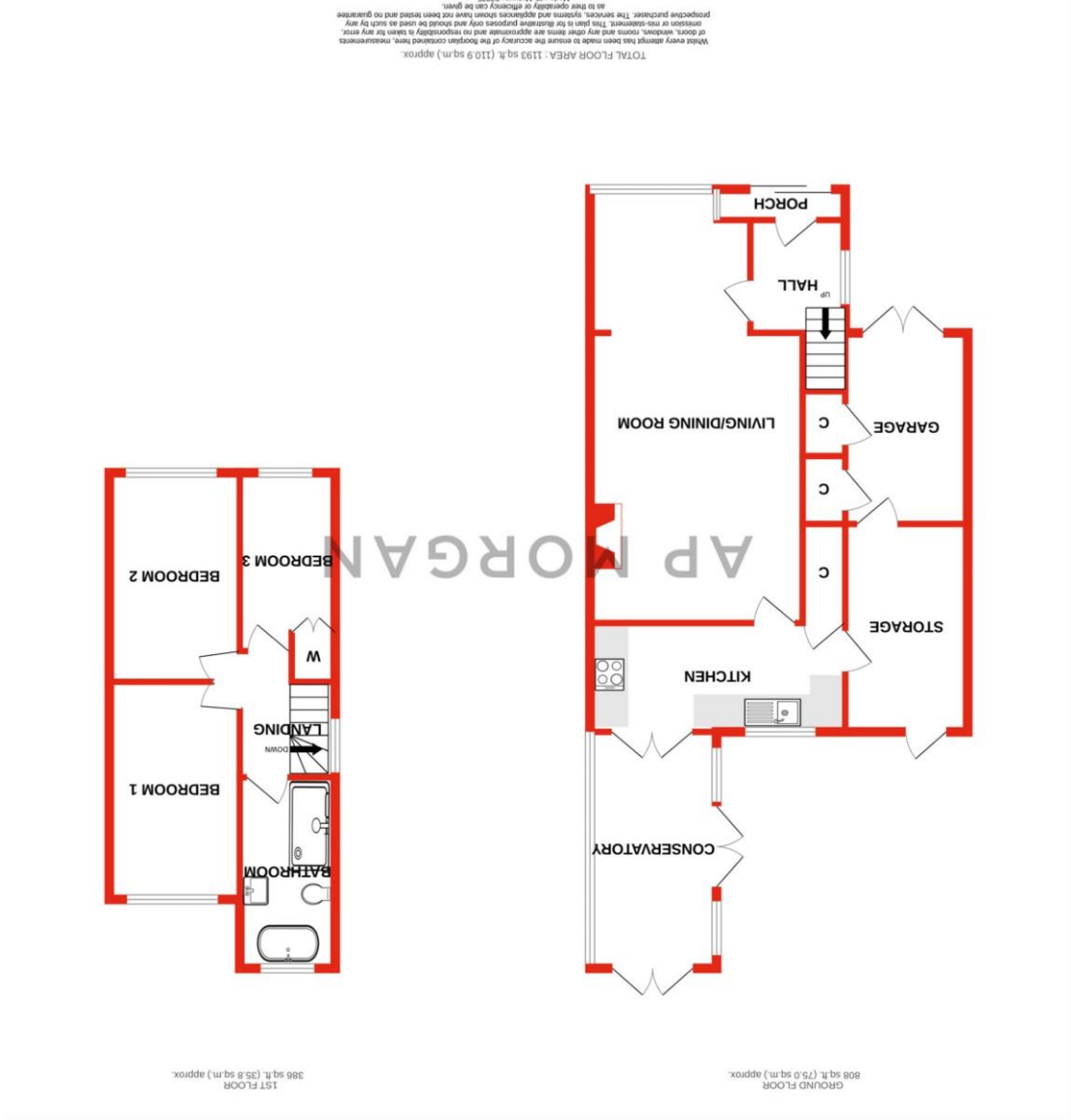
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