

**AP MORGAN**



**Swarthmore Road, Birmingham**  
Offers in the region of £500,000



**Features:**

- Three-bedroom semi-detached home
- Ample Living Room
- Contemporary Kitchen open to Dining Room
- Two double bedrooms
- Modern shower rooms on the ground floor & first floor
- Private & versatile garden
- Spacious driveway with forward garage access

**Description:**

A beautifully presented three-bedroom semi-detached home, well positioned in Birmingham. Offering a versatile layout, well-sized rooms with large picture windows, a ground floor shower room, two double bedrooms and swift access to local amenities.

To the front of the house is a block-paved driveway with parking for multiple vehicles, forward access to the garage and a garden space laid to lawn with a brick-built boundary.

The ground floor accommodation comprises: a welcoming porch to entrance hall with a cloak cupboard, the spacious living room of the house features a large-picture window and accesses the dining room offering rear access and open-plan access to the fitted kitchen of the house that presents a contemporary space with the following integral appliances; a sink, convection oven, dishwasher, six-ring gas hob, space/plumbing for freestanding appliances. The ground floor shower room is accessed via the garage and features a shower, wash basin and WC.

The first-floor landing establishes: bedroom one is an ample double with integral wardrobes, bedroom two is a further double and bedroom three, a comfortable single with a wardrobe/cupboard. The modern shower room of the house features a shower, wash basin and WC.

The loft room of the house is accessed via a ladder and serves as an ample space with potential for use as bedroom with a skylight window and eaves storage.

To the rear is a versatile garden space offering an initial patio area, with a central space stepped up and laid to lawn with a path leading through to a rear access gate. This garden fenced/hedge boundaries.





Situated roughly 1.3 miles from Bournville, 3 miles from the Longbridge shopping centre, and approximately 5.2 miles from the Birmingham town centre, all offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, parks, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.

**Details:**

**Porch**

**Hall**

**Living Room** 15'5" x 14'1" (4.7m x 4.3m) Both Max

**Dining Room** 11'4" x 10'6" (3.45m x 3.2m) Both Max

**Kitchen** 11'4" x 9'11" (3.45m x 3.02m) Both Max

**Garage** 8'11" x 17'4" (2.72m x 5.28m) Both Max

**Ground Floor WC** 4' x 8'11" (1.22m x 2.72m)

**Landing**

**Bedroom One** 11' x 12'3" (3.35m x 3.73m) Both Max

**Bedroom Two** 9'8" x 12'6" (2.95m x 3.8m) Both Max

**Bedroom Three** 8'7" x 9'2" (2.62m x 2.8m) Both Max

**Loft Room** 14'3" x 11'7" (4.34m x 3.53m)

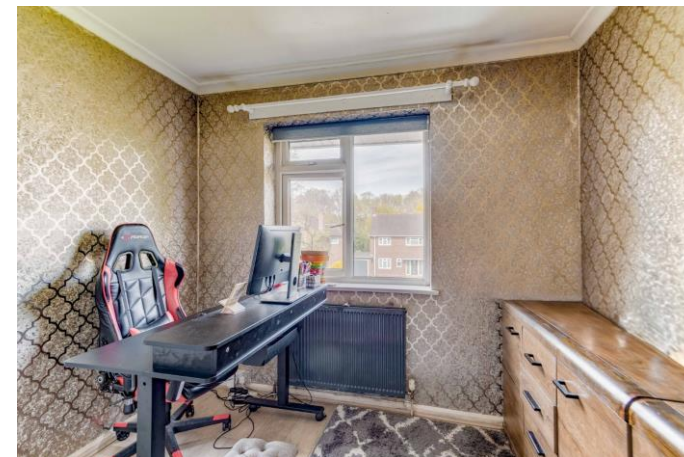
**Bathroom** 5'8" x 8'1" (1.73m x 2.46m)

**EPC Rating:** E

**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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Property to sell?

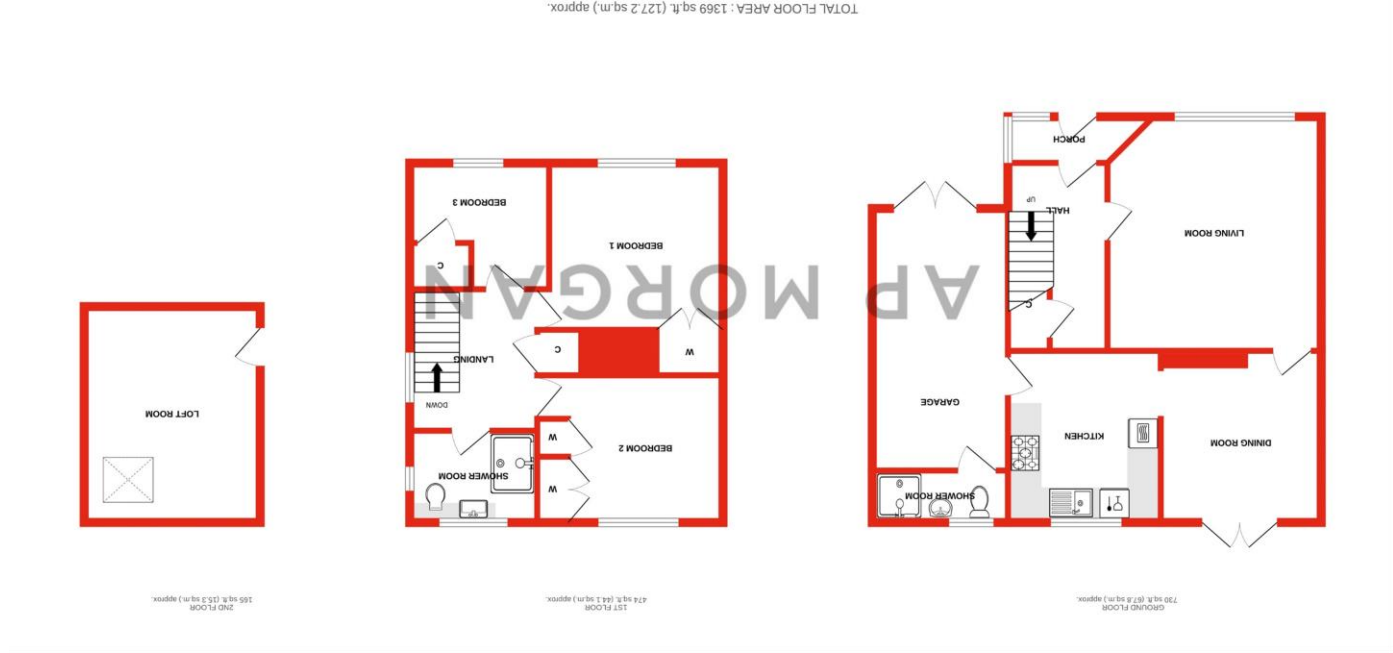
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