

AP MORGAN



Barnes Hill, Birmingham
Offers in the region of £350,000

Features:

- Three double bedrooms
- Two spacious lounges/dining rooms
- Kitchen with plenty of counter space
- Large utility area
- Generous grass laid garden with decked patio.
- Off street parking

Description:

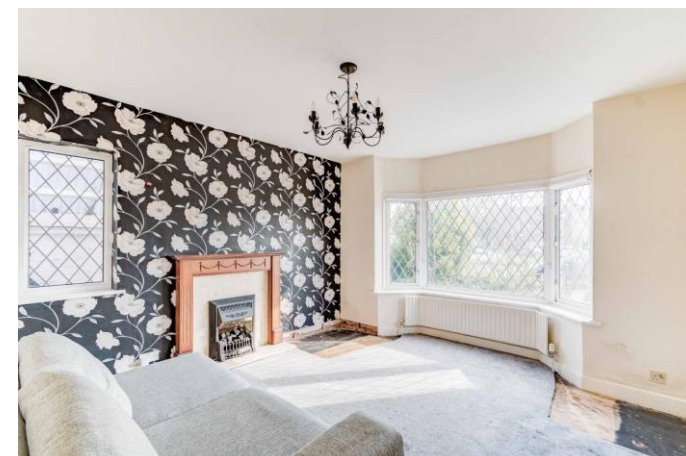
This three-bedroom, semi-detached house presents two generous lounge/dining rooms, kitchen, three double bedrooms, a family bathroom, ground floor WC, large grass-laid garden and off-street parking.

Approaching the property, there is a full-width brick-paved drive giving space for parking multiple vehicles and rear access to the garden through a side gate and front access to the garage.

The ground floor presents: a porch and a hall which leads immediately to the first lounge/dining room, this gives plenty of space for multiple suites and features a bay window and fireplace. The secondary lounge is similar and features a space for a dining table, chairs and access to the rear garden through sliding doors. The kitchen is accessed from the lounge and hall offering plenty of counter space features an integral sink, with additional space for freestanding appliances. The hall also presents a ground floor WC.

Ascending the first floor, the landing presents Bedroom One, a large double looking to the front aspect complete with a bay window, Bedroom Two is similarly a double looking to the rear & Bedroom Three is a final double looking to both the front and rear. The family bathroom presents a washbasin, WC, bath and shower.

The large rear garden opens to a raised decked patio giving space for outdoor furniture, continuing to a grass-laid lawn bordered by wooden panel fencing this is a versatile outdoor space.



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

Hall

Living Room/Diner 20'11" x 18'6" (6.38m x 5.64m) Both Max

Secondary Lounge 11' x 12' (3.35m x 3.66m) Both Max

Kitchen 19'3" x 7'2" (5.87m x 2.18m)

Utility Room 23'9" x 4'7" (7.24m x 1.4m) Both Max

Garage 14'3" x 6'10" (4.34m x 2.08m)

Landing

Bedroom One 13'4" x 12' (4.06m x 3.66m) Both Max

Bedroom Two 12'2" x 11'6" (3.7m x 3.5m) Both Max

Bedroom Three 13'4" x 7'2" (4.06m x 2.18m)

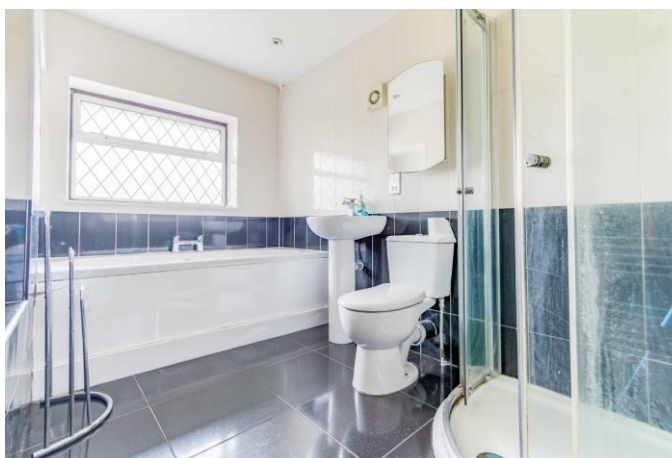
Bathroom 9'9" x 6'11" (2.97m x 2.1m)

EPC Rating: To be confirmed

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

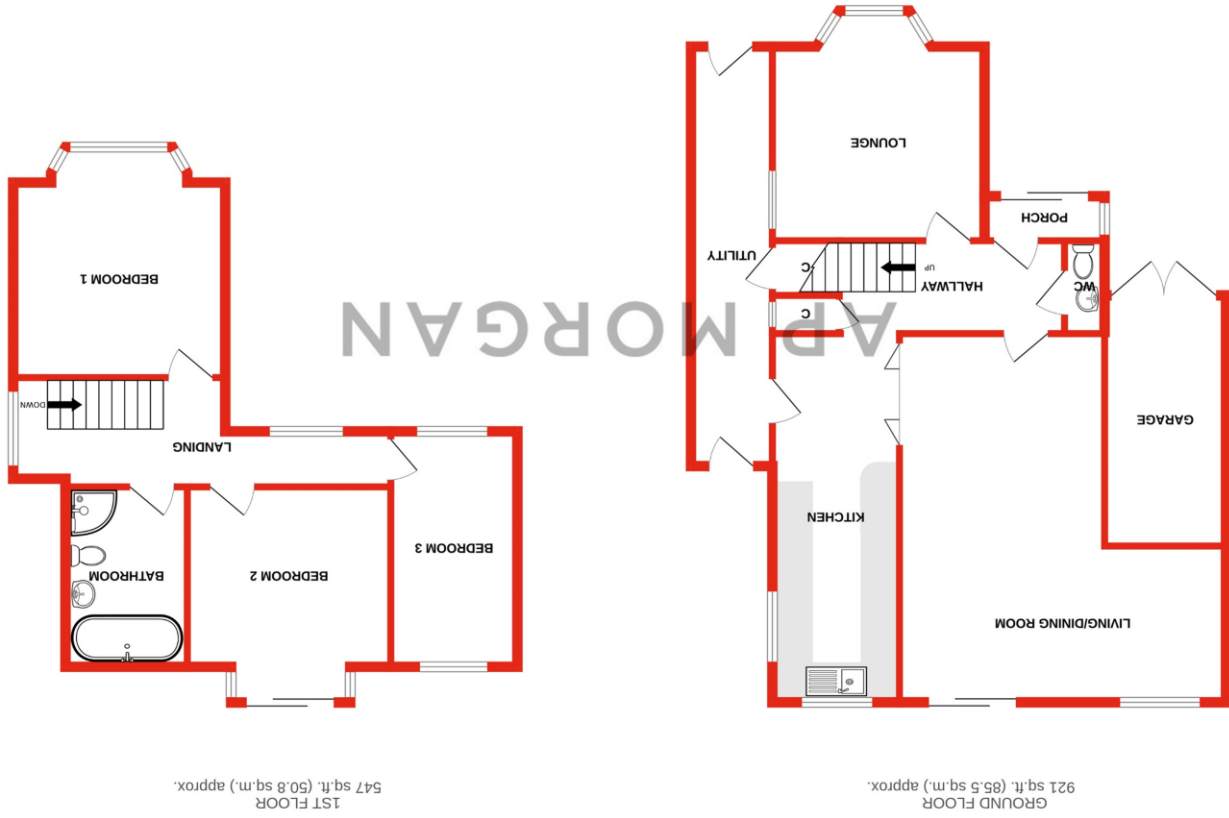
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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