

AP MORGAN



Tinkers Farm Grove, Birmingham
Offers in the region of £200,000

Features:

- Two double bedrooms
- Generous living room
- Kitchen
- Ground floor WC
- Conservatory
- Off street parking
- Versatile rear garden

Description:

This two bedroom, semi-detached house presents, a generous living room, a large fitted kitchen, a ground floor WC, two double bedrooms, a family bathroom, off-street parking and a versatile garden.

Approaching the property, there is a paved drive with space for parking multiple vehicles, giving front access to the porch and rear access through a side gate.

Entering the property to the porch and hall to; the generous living room which has space for multiple suites, an integral cupboard and is bright, illuminated by a front facing bay window. The kitchen is large with plenty of counter space with an integral gas hob, electric oven and sink. The conservatory is accessed from the kitchen which allows panoramic views of the garden. The ground floor also presents a shower room, with a WC, washbasin and shower.

Ascending to the first floor, the landing presents Bedroom One, a large double with an integral storage cupboard. Bedroom Two is similarly a large double looking to the rear aspect. The family bathroom of the property presents a washbasin, WC and corner bath alongside an integral storage cupboard.

The rear garden opens to a paved patio area from the conservatory with space for outdoor furniture which continues to a gravel lawn and areas for planting. This is a versatile garden bordered by 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 like the nearby train station are also easily accessed with the M42, allowing access to major road networks.

Details:

Porch

Hallway

Living Room 16'11" x 13'4" (5.16m x 4.06m) Both Max

Kitchen 9'4" x 13'4" (2.84m x 4.06m) Both Max

WC 9'8" x 2'10" (2.95m x 0.86m)

Conservatory 14'4" x 10'1" (4.37m x 3.07m) Both Max

Landing

Bedroom 1 10'8" x 13'9" (3.25m x 4.2m)

Bedroom 2 12'10" x 9'2" (3.9m x 2.8m)

Bathroom 9'6" x 7'3" (2.9m x 2.2m)



EPC Rating: D

Council Tax Band: B (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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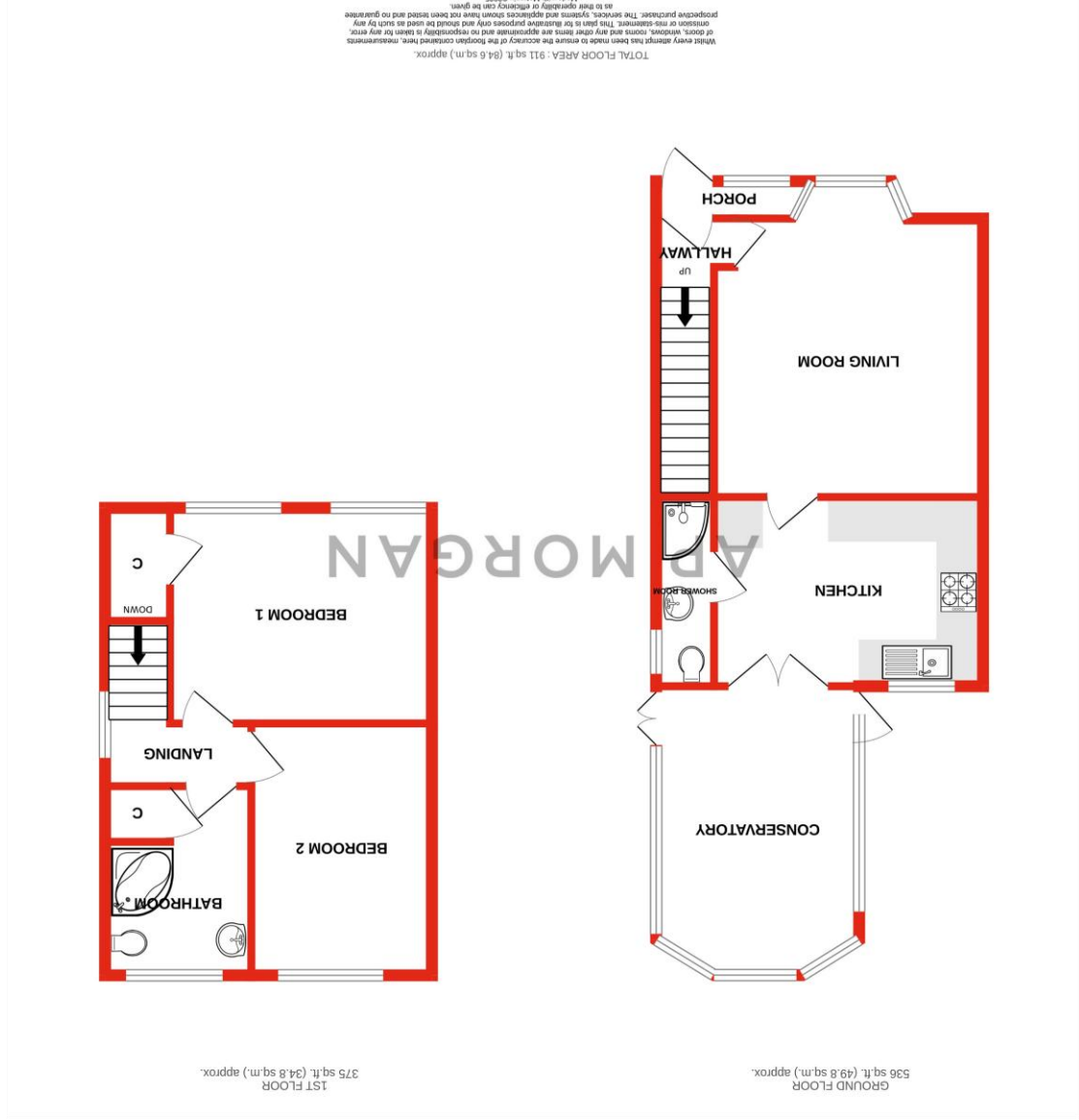
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