



AP MORGAN

Broseley Avenue, Birmingham
Offers in excess of £200,000

Features:

- Two bedrooms
- Semi-detached
- Two reception rooms
- Family shower room
- Well-appointed kitchen
- Generous garden space
- Off-street parking & garage

Description:

This two-bedroom semi-detached house enjoys a desirable location within a private cul-de-sac in Birmingham. With excellent access to the local amenities, a versatile ground floor layout with a well-fitted kitchen, two double bedrooms and a contemporary family shower room.

To the front is an sizeable block-paved driveway, fit for parking multiple vehicles, forward access to the garage, side access to a garden area and mature hedges. The garage provides an excellent space for parking, storage, and DIY.

The ground floor comprises: a welcoming entrance hall with understairs storage; a spacious lounge with gas fireplace and French doors; a fitted kitchen offering a sink, gas hob and electric convection oven, plenty of cupboard and counter space, and access to the rear of the garage.

The first-floor landing opens to: Bedroom One, a generous double room with integral storage; Bedroom Two, a further comfortable double bedroom overlooking the rear garden; the family shower room completes floor, offering a mains shower, vanity basin and WC.

To the rear is a versatile wealth of garden space, laid to an initial raised stone slab patio with a brick-walled boundary to the remaining space laid to a wrap-around lawn. This space has fenced boundaries.



Details:

Porch

Hallway

Reception Room 12'8"x10'5" (3.86mx3.18m)

Lounge 18'11"x9'10" (5.77mx3m)

Kitchen 9'6"x9'6" (2.9mx2.9m) Max. dimensions

Garage 10'9"x20'3" (3.28mx6.17m) Max. dimensions

Landing

Bedroom 1 15'10"x12' (4.83mx3.66m) Max. dimensions

Bedroom 2 12'2"x8'5" (3.7mx2.57m) Max. dimensions

Shower Room 7'7"x5'6" (2.3mx1.68m)



EPC Rating: E

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.

How can we help you?

Need a mortgage?

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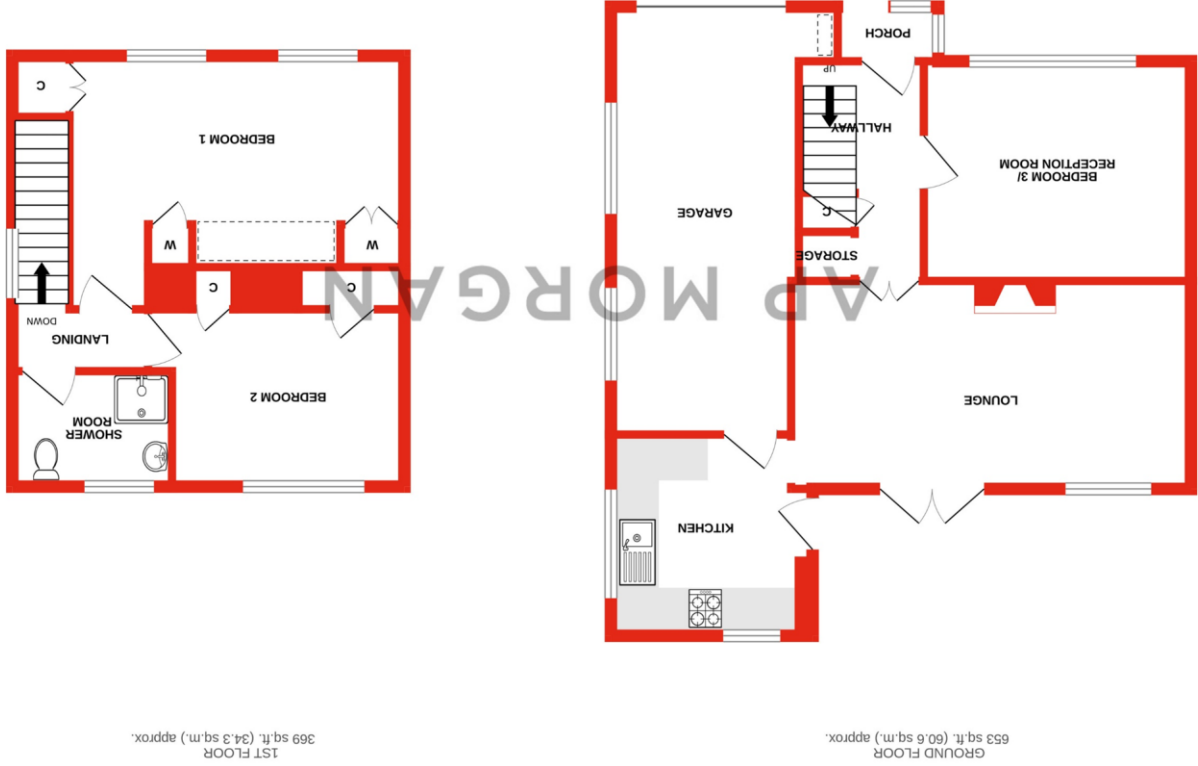
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TOTAL FLOOR AREA : 1021 sq. ft. (94.9 sq.m.) approx.

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