

AP MORGAN



Bellwood Road, Birmingham
Offers in excess of £260,000

Features:

- Three bedrooms
- Sizeable open-plan kitchen/diner
- Spacious lounge
- Garage and driveway
- Excellently appointed kitchen
- Family bathroom
- Extensive rear garden
- Well-connected location

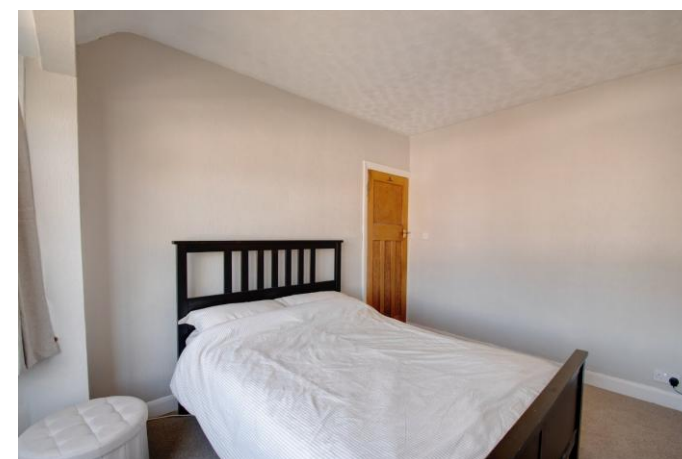
Description:

This well-sized, three-bedroom semi-detached home is located on a quiet, residential road a stone's throw from the Northfield shopping centre and with quick access to the A38 and M5. Parking is provided by way of a garage and driveway, with further space freely available on the street.

The property is approached via a low-walled front garden with lawn space, hedged boundaries and a tarmac drive leading to the garage - accessed via double doors.

The enclosed porch shelters the front door, stepping inside to a welcoming hallway. To the front, the generous lounge is home to a bright half-bay window. To the rear, the expansive kitchen/diner presents a sizeable dining area, accommodating a large family dining table and chairs, with bright windows and a French door to the garden; the kitchen space provides good storage, an electric oven and hob with extractor above, sink with draining board, and kitchen island. From the kitchen is a utility space with plumbing for washing appliances and a second door to the garden, plus rear access to the garage.

Rising upstairs, the first floor landing opens to three well-proportioned bedrooms and a family bathroom. Bedroom One is a sizeable main bedroom, also with half-bay. Bedroom Two is a spacious second double with views over the garden. Bedroom Three is a comfortable single bedroom, currently used for storage, and ideal for a home office. The stylish and contemporary family bathroom provides a storage cupboard, WC, pedestal basin, and luxurious bathtub with a shower over.



The rear garden of a generous but manageable size, with large lawned space and high-hedged borders, adding a sense of privacy.

The home enjoys a convenient location close to local shops, with additional shopping and amenities available at nearby Longbridge and Northfield town centres. Excellent transport links include direct train services from Longbridge and Northfield stations to Birmingham City Centre, as well as easy road access to the city, the M5 and M42 motorways, and beyond. Families will also appreciate the proximity to several well-regarded primary and secondary schools, as well as higher education institutions.

Details:

Porch

Hall

Lounge 10'9"x12'4" (3.28mx3.76m) Max. dimensions

Kitchen/Diner 16'4"x14'1" (4.98mx4.3m) Max. dimensions

Utility 6'3"x7'1" (1.9mx2.16m)

Garage 7'1"x16'8" (2.16mx5.08m)

Landing

Bedroom 1 10'x12'9" (3.05mx3.89m) Max. dimensions

Bedroom 2 10'9"x12' (3.28mx3.66m) Max. dimensions

Bedroom 3 6'4"x7'5" (1.93mx2.26m)

Bathroom 5'7"x7'1" (1.7mx2.16m)

EPC Rating: E

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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Property to sell?

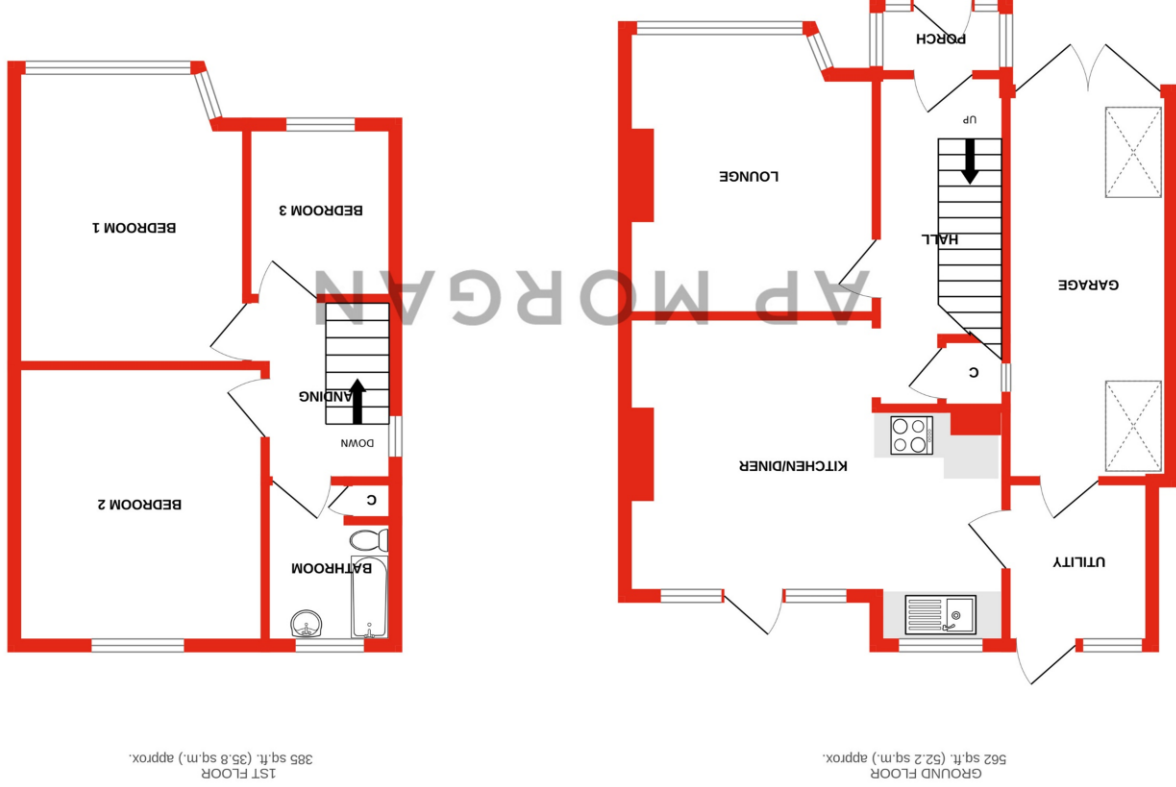
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