

**AP MORGAN**



**Wychall Road, Birmingham**  
Asking Price £375,000



**Features:**

- Two double, one single bedrooms
- Large reception room
- Generous living room
- Spacious fitted kitchen
- Ground floor utility with WC
- Garage

**Description:**

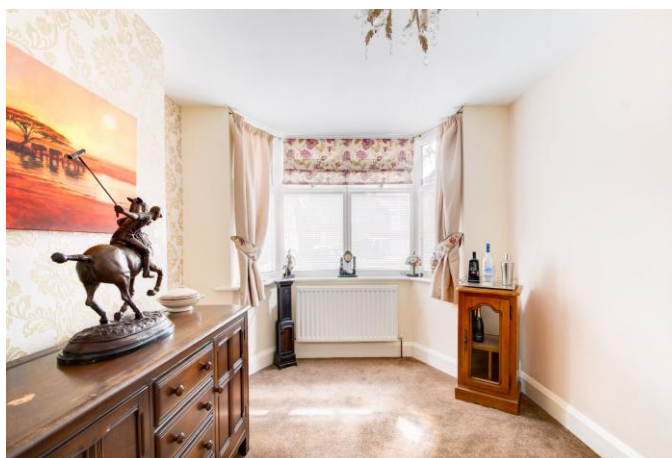
**\* OFFERED WITH NO ONWARD CHAIN\*** This beautifully presented three-bedroom, semi-detached house presents, a large reception room, a generous living room, a spacious fitted kitchen/diner, a ground floor utility/WC, two double and one single bedrooms, a vast, low maintenance rear garden.

Approaching the property, there is a concrete drive giving space for parking multiple vehicles allowing front access to the garage and the porch.

Entering the property to the porch and hall, immediately leading to the large reception room, this gives space for multiple seating arrangements and is illuminated by a front facing bay window. The generous living room presents a wood burner fireplace and similarly gives ample room for multiple suites; the rear garden can be accessed through a French door which also helps to illuminate the room.

The fitted kitchen/diner is bright, illuminated by sky lighting and hosts ample counter space with an integral sink, dishwasher and a freestanding range cooker with a gas hob, alongside space for a large dining table and chairs; the rear garden can also be accessed from the kitchen/diner through a second set of French doors. The ground floor continues to present a utility/WC, with storage and space/plumbing for a washing machine and dryer, and access to the garage.

Ascending to the first floor, the landing presents Bedroom one, a large double looking to the front aspect illuminated by a bay window. Bedroom two is similarly a large double looking to the rear. Bedroom three is a single looking to the front aspect. The family bathroom presents a bath and washbasin with a separate WC accessed from the landing.





The rear garden opens to a paved patio area, perfect for entertaining and outdoor furniture, continuing to a grass laid lawn bordered by a paved path this is a versatile garden. The secondary patio area at the rear of the garden gives access to the summer house with provision for electricity and water.

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**

**Reception Room** 14' x 10'3" (4.27m x 3.12m) Both Max

**Living Room** 13' x 14' (3.96m x 4.27m) Both Max

**Conservatory** 7'5" x 10'3" (2.26m x 3.12m)

**Kitchen** 18'3" x 13'10" (5.56m x 4.22m) Both Max

**Utility Room/WC** 7'9" x 7'3" (2.36m x 2.2m) Both Max

**Garage** 11'11" x 7'3" (3.63m x 2.2m) Both Max

**Landing**

**Bedroom 1** 13'11" x 10'3" (4.24m x 3.12m) Both Max

**Bedroom 2** 13'1" x 9'11" (4m x 3.02m) Both Max

**Bedroom 3** 11'10" x 6'7" (3.6m x 2m) Both Max

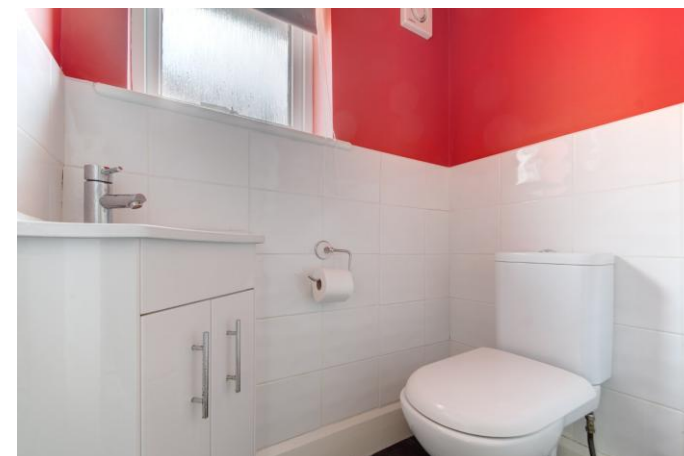
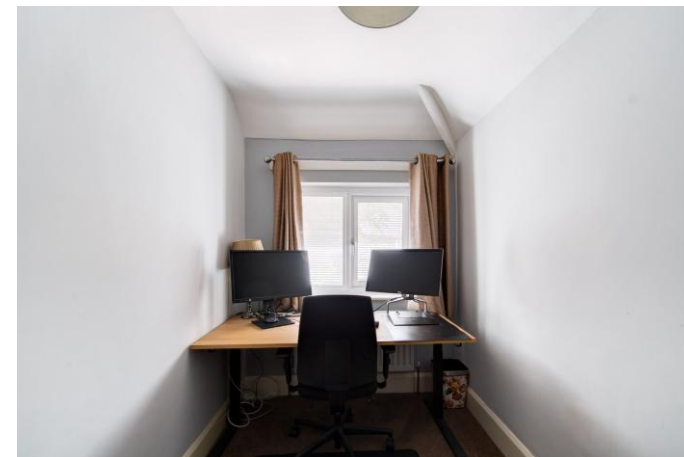
**Bathroom** 7'6" x 6'11" (2.29m x 2.1m) Both Max

**EPC Rating:** To be confirmed

**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.



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

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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.

Identity Checks

Estate Agents are required by law to conduct anti-money laund checks on all those buying a property. We have partnered with party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost these checks is £39 + VAT per buyer and this is a non-refundable These charges cover the cost of obtaining relevant data, any m checks and monitoring which might be required. This fee will n be paid and the checks completed in advance of the issuing of memorandum of sale on the property you would like to buy.

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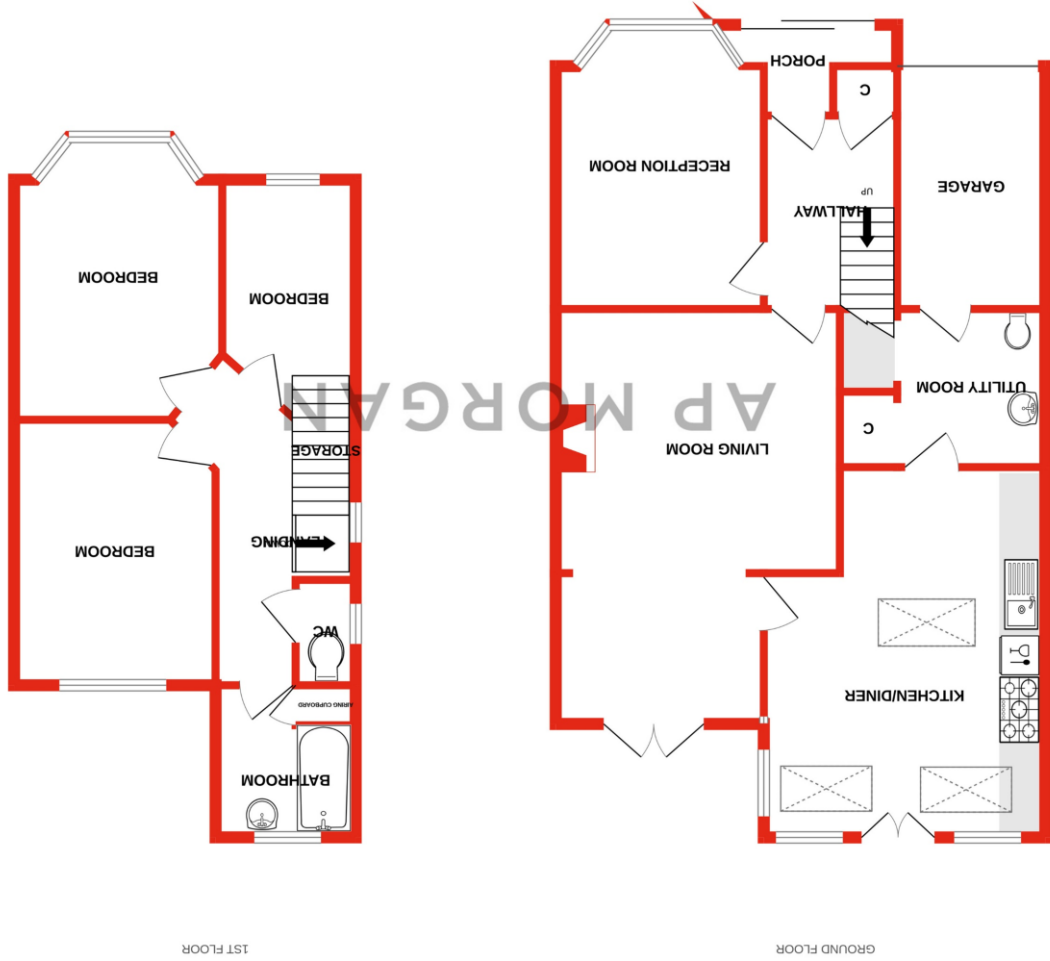
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TOTAL FLOOR AREA : 1119sq.ft. (104.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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