

AP MORGAN



Pamela Road, Birmingham
Offers in excess of £350,000

Features:

- Two double and one single bedrooms
- Large reception room
- Generous living room
- Spacious fitted kitchen/diner
- Ground floor WC
- Modern family bathroom
- Vast, low maintenance rear garden
- Off-street parking

Description:

This well presented three-bedroom, semi-detached house presents, a large reception room, a generous living room, a spacious fitted kitchen/diner, a ground floor WC, a utility room, two double and one single bedrooms, a vast, low maintenance rear garden.

Approaching the property, there is a partially walled tarmac drive giving off street parking to multiple vehicles and front access to the garage.

Entering the property there is a porch and a hall immediately leading to the large reception room which gives space for multiple suites and is illuminated by a front facing bay window. The generous living room presents a fireplace and similarly gives space for multiple suites; the rear garden can be accessed through a sliding patio door which also helps to illuminate the room. The kitchen/diner hosts ample counter space with an integral electric oven, microwave, dishwasher, fridge freezer, induction hob and sink alongside a breakfast island and space for a large dining table and chairs; the rear garden can also be accessed from the kitchen/diner through a sliding patio door. The ground floor continues to present a utility room with space/plumbing for freestanding appliances and additional counter space, a WC, multiple cupboards, a pantry, and a garage.

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

The rear garden opens to a raised decked patio perfect for entertaining and outdoor furniture, continuing to a sprawling gravel lawn with a paved path the garden leads to a secondary seating area which allows privacy. The garden allows for low maintenance planting and is 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 are also nearby as well as the M42, allowing access to major road networks.

Details:

Porch

Hall

Reception Room 13'7" x 10'4" (4.14m x 3.15m) Both Max

Living Room 17'9" x 10'4" (5.4m x 3.15m) Both Max

Kitchen/Diner 12'9" x 14'4" (3.89m x 4.37m)

Ground Floor WC 3'4" x 2' (1.02m x 0.6m)

Utility Room 12'11" x 8'7" (3.94m x 2.62m)

Garage 5'9" x 8'7" (1.75m x 2.62m)

Landing

Bedroom One 14'10" x 9'9" (4.52m x 2.97m) Both Max

Bedroom Two 13'9" x 9'9" (4.2m x 2.97m) Both Max

Bedroom Three 8'6" x 7'1" (2.6m x 2.16m) Both Max

Bathroom 7'9" x 6'2" (2.36m x 1.88m)

EPC Rating: D

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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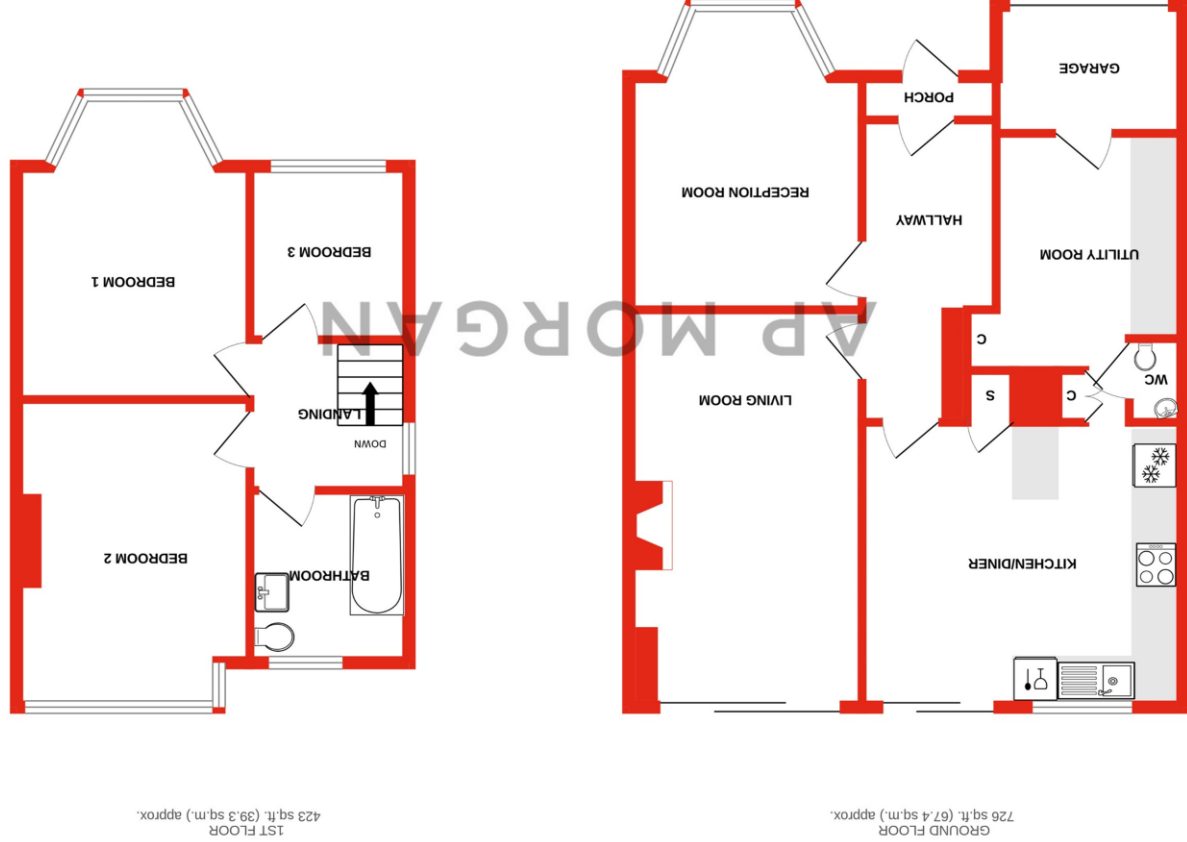
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