

**AP MORGAN**



**Nearhill Road, Birmingham**  
Offers in excess of £220,000

**Features:**

- Two double & one single bedrooms
- Spacious lounge/diner
- Kitchen
- Family bathroom
- Versatile garden
- Huge piece of land on front available for extension/development subject to planning permission
- Off-street parking
- Plenty of storage space

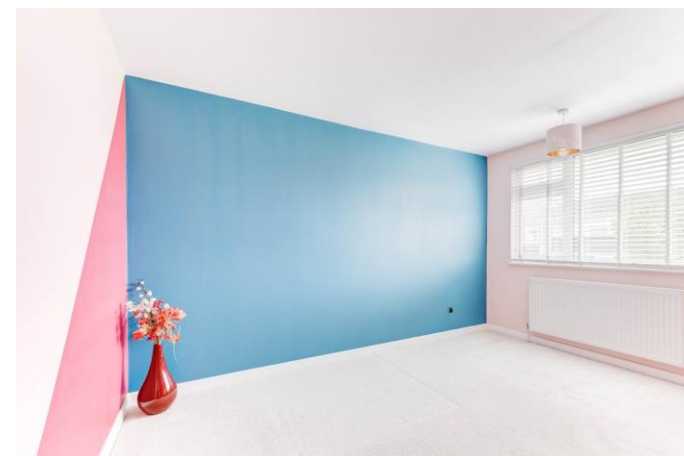
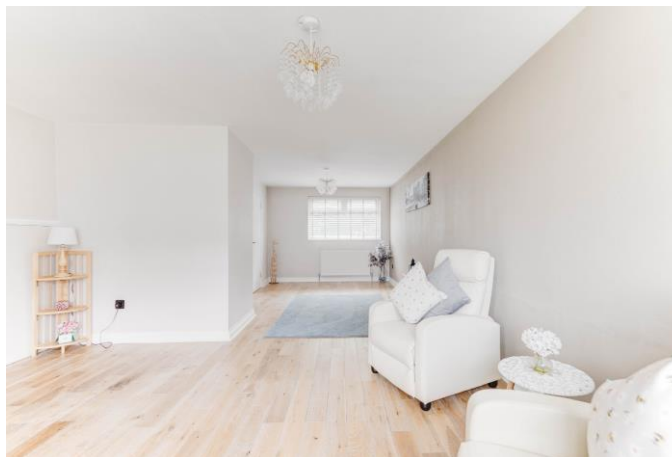
**Description:**

This three bedroom, end terraced house presents a spacious lounge/diner, fitted kitchen, two double and one spacious single bedrooms, family bathroom, a versatile rear garden, off street parking and plenty of storage space.

Approaching the property there is a concrete drive with space for parking multiple vehicles, there is a large grass laid lawn and side garden access.

Entering the property to the hall there is plenty of space for removing outdoor clothing/footwear with the spacious lounge/diner and stairs to the first floor immediately accessible. Entering the lounge/diner, there is a large space laid to hardwood flooring suitable for multiple suites and a dining table/chairs with an under stair storage cupboard giving storage space. There are windows looking out to both side gardens. The kitchen is accessed from the lounge/diner and provides plenty of counter space with an integral sink and additional space/plumbing for freestanding appliances. There is an additional pantry cupboard and access to the rear garden through a single French door.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front aspect, Bedroom Two is also a large double, looking to the rear with integral wardrobes, Bedroom Three is a spacious, larger than average single with an integral cupboard. The family bathroom is modern and presents a washbasin, WC and bath/shower.



The rear garden opens to a paved patio with space for storage and outdoor furniture, this continues to a grass laid lawn allowing for outdoor activities with an additional storage cupboard accessed from the rear. The garden is bordered by wooden panel fencing.

Situated in Birmingham, the property is well placed; only a short drive from amenities including schooling, shops, supermarkets, restaurants and public transport links including Longbridge Station and access to the M42 and M5 motorways.

#### Details:

##### Hall

**Lounge/Dining Room** 25'8" x 13'11" (7.82m x 4.24m) Both Max

**Kitchen** 15'1" x 6'7" (4.6m x 2m) Both Max

##### Landing

**Bedroom One** 12'6" x 10'10" (3.8m x 3.3m) Both Max

**Bedroom Two** 10'10" x 10'10" (3.3m x 3.3m) Both Max

**Bedroom Three** 9'11" x 7'9" (3.02m x 2.36m) Both Max

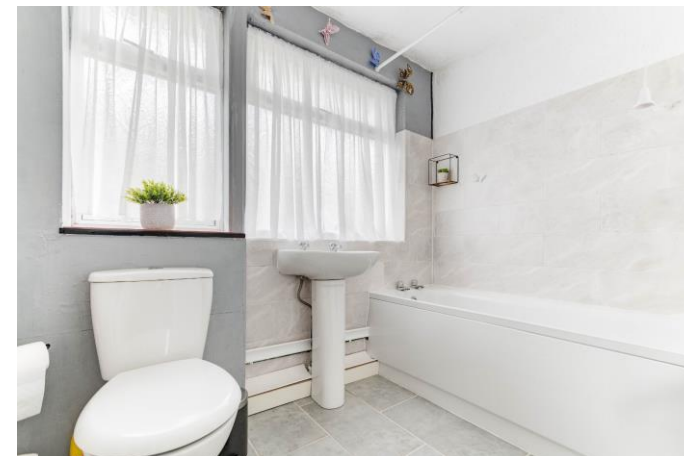
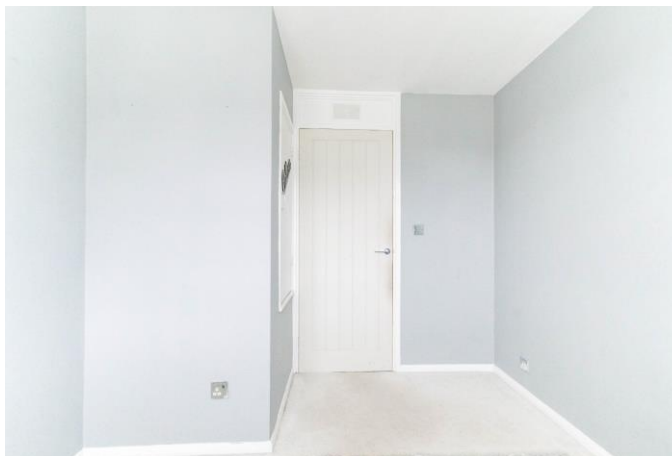
**Bathroom** 7'9" x 5'6" (2.36m x 1.68m) Both Max

**EPC Rating:** To be confirmed

**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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Property to sell?

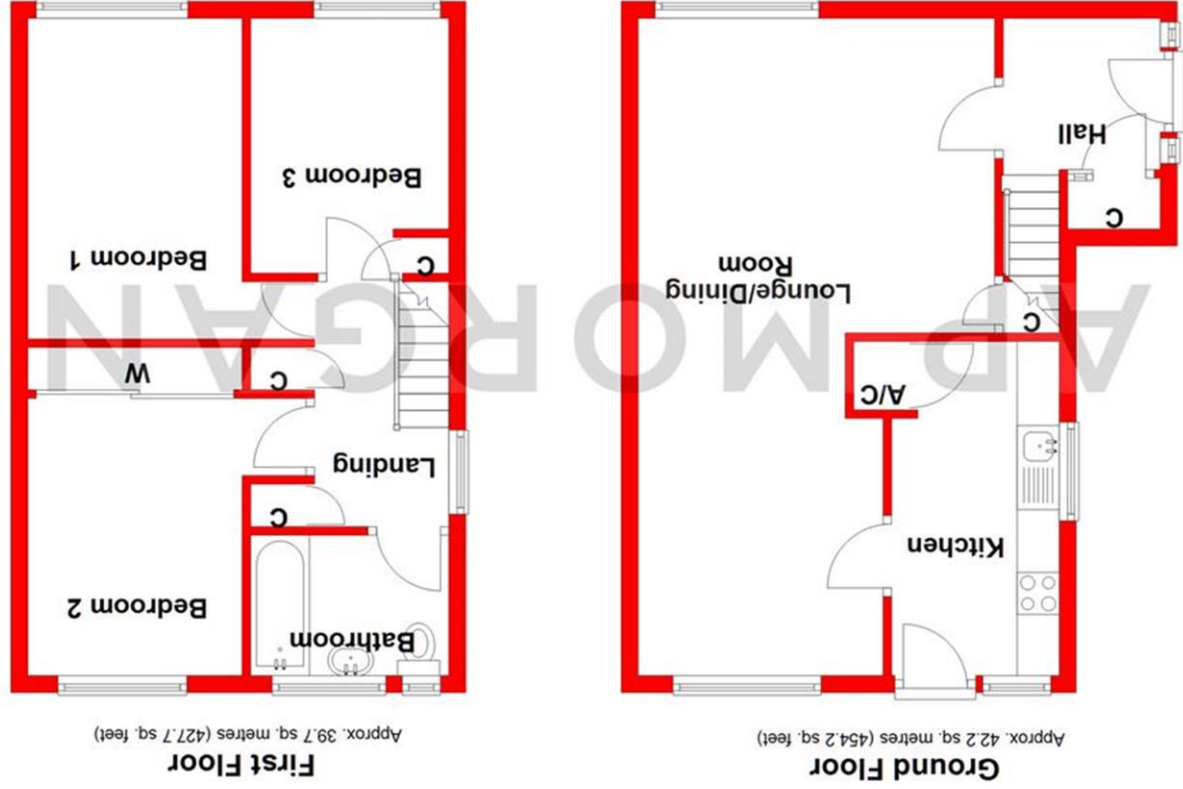
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Plan produced using PlanUp.

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