

AP MORGAN



Sunbury Road, Birmingham
Offers in the region of £290,000

Features:

- Three double & one single bedrooms
- Spacious living room
- Generous dining room
- Kitchen
- Large conservatory
- Family bathroom
- Low maintenance rear garden
- Off-street parking

Description:

This newly refurbished, four-bedroom semi-detached house presents a spacious living room, generous dining room, kitchen, large conservatory, family bathroom, low maintenance rear garden & off-street parking.

Approaching the property, there is a brick paved drive giving off street parking for multiple vehicles. The drive is bordered by planting beds and wooden panel fencing, there is front access to the porch and storage/utility area.

Entering to the porch and hall there is immediate access to the spacious living room which has space for multiple suites, hosts a fireplace and gives views to the front garden. This adjoins an equally spacious dining room with space for a large dining table and chairs. The large conservatory is accessed from the dining room allowing for panoramic views of the rear garden. The kitchen is comfortable, giving plenty of counter space with an integral sink and room for freestanding appliances. The ground floor is completed by storage/utility corridor which runs the length of the property and presents space/plumbing for freestanding appliances.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front aspect, Bedroom two also a large double looking to the rear, Bedroom three is also a double looking to the rear. Bedroom four is the single of the property looking to the front aspect. The bathroom presents a washbasin, WC and bath/shower.



The rear garden opens to a paving perfect for outdoor furniture, the garden features a shed and is bordered by wooden panel fencing and planting beds. There is also access to the storage/utility corridor from the rear.

Situated in Longbridge, 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

Hall

Living Room 17'3" x 9'11" (5.26m x 3.02m)

Dining Room 13'11" x 9'11" (4.24m x 3.02m)

Kitchen 16'8" x 5'9" (5.08m x 1.75m)

Conservatory 9'5" x 14' (2.87m x 4.27m)

Storage/Utility 31'1" x 3'5" (9.47m x 1.04m)

Landing

Bedroom One 12'2" x 10' (3.7m x 3.05m) Both Max

Bedroom Two 17'6" x 7'5" (5.33m x 2.26m) Both Max

Bedroom Three 7' x 8'1" (2.13m x 2.46m) Both Max

Bedroom Four 6'11" x 5'7" (2.1m x 1.7m) Both Max

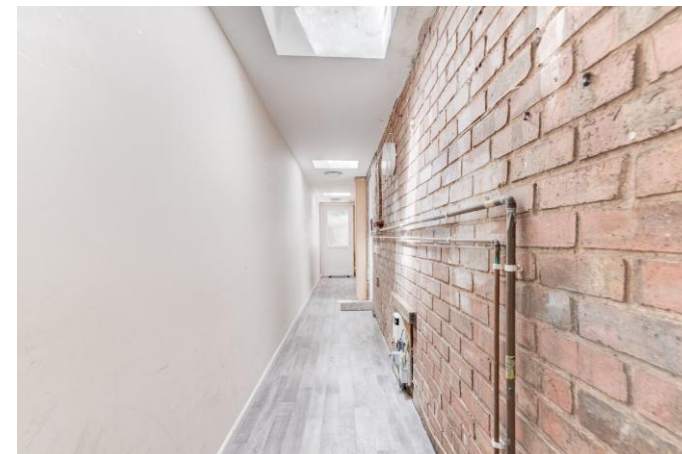
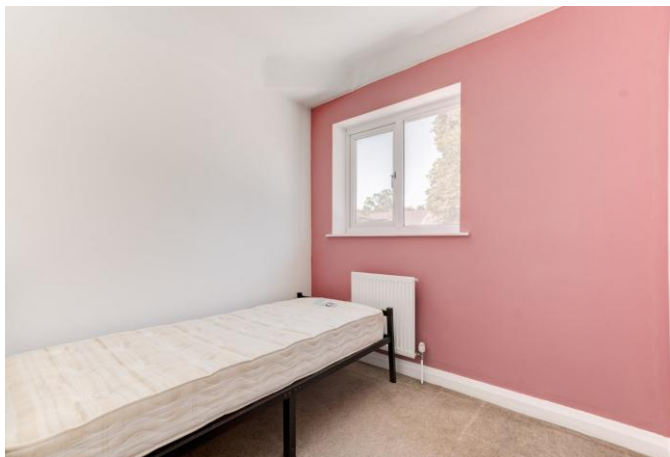
Bathroom 6'11" x 5'7" (2.1m x 1.7m) Both Max

EPC Rating: D

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?

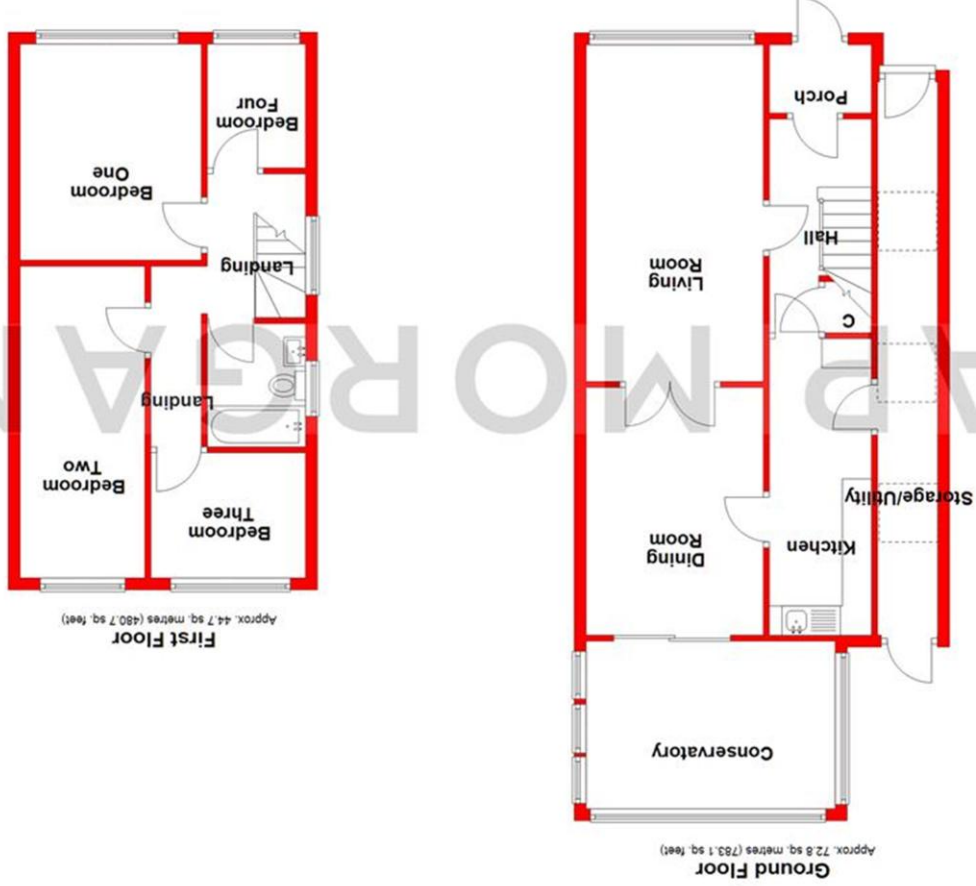
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Plan produced using Planlpp.

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