



AP MORGAN

**Fairlie Crescent, Birmingham**  
Offers in excess of £290,000



**Features:**

- Two double & one single bedrooms
- Spacious lounge
- Generous dining room
- Bathroom
- Fitted kitchen
- Large double garage
- Versatile rear garden

**Description:**

A well-presented, three-bedroom, semi-detached family home, positioned in Birmingham. Offering a versatile layout with generously sized rooms, two double & one single bedrooms, a spacious lounge, dining room, a generous kitchen, a versatile garden, large double garage & positioning for a variety of school catchments and swift access to local amenities. With a recently fitted boiler, a reskinned, retiled roof within the last six years.

Approaching the property there is a paved path leading to the front door, bisecting a grass laid lawn which also gives access to the side gate allowing rear access.

The ground floor presents: an entrance hall, the spacious lounge looks to the front and gives room for multiple suites with double doors leading to the dining room, The fitted kitchen presents an integral sink, electric oven, gas hob, alongside space/plumbing for freestanding appliances.

The first-floor landing establishes: Bedroom one is an ample double looking to the rear with integral storage, Bedroom two is a further double looking to the front, and Bedroom three is a final, comfortable single looking to the front. The bathroom of the house features a bath, seperate shower, wash basin and WC with an integral airing cupboard.

To the rear is a versatile garden space, opening to a paved patio area and leading to a grass laid lawn with plenty of space for outdoor activities. There is also a very large double garage with gives plenty of space for storage.





Situated in Birmingham, this property is offering an assortment of amenities nearby including shopping, well regarded schooling catchments, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.

**Details:**

**Hall**

**Lounge** 15'9" x 18'3" (4.8m x 5.56m) Both Max

**Dining Room** 9'7" x 10'6" (2.92m x 3.2m)

**Kitchen** 11'10" x 10'4" (3.6m x 3.15m)

**Garage** 16'8" x 37'2" (5.08m x 11.33m) Both Max

**Landing**

**Bedroom One** 11'7" x 11'8" (3.53m x 3.56m) Both Max

**Bedroom Two** 12'7" x 11'8" (3.84m x 3.56m) Both Max

**Bedroom Three** 9'1" x 9'2" (2.77m x 2.8m) Both Max

**Bathroom** 7'11" x 9'2" (2.41m x 2.8m) 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)

Property to sell?

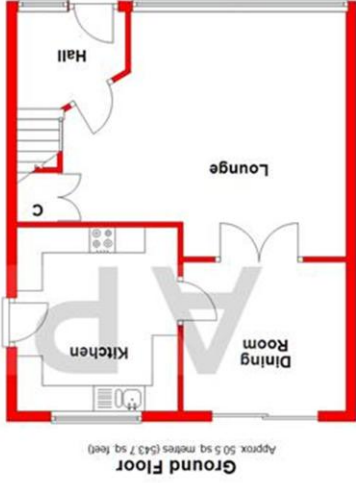
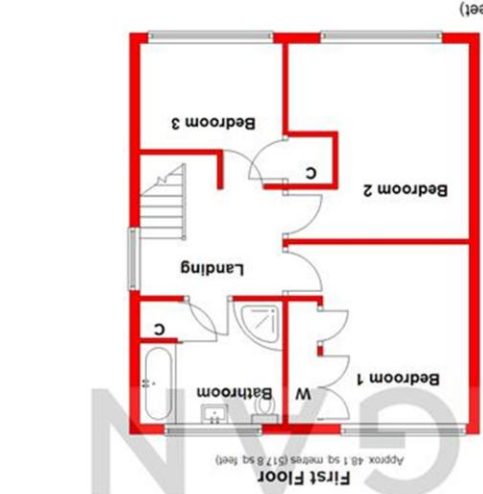
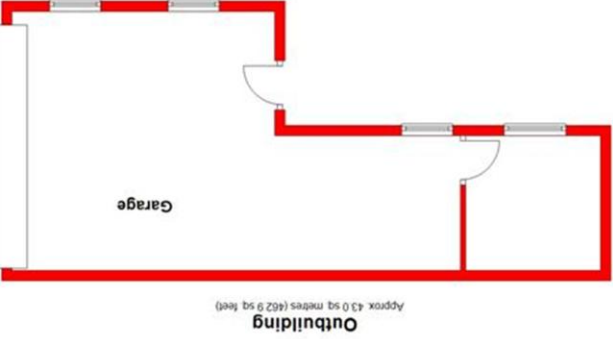
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



While every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
Plan produced using PlanUp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.