

A two-story semi-detached house with a light cream-colored exterior and a brown tiled roof. The house features a large bay window on the ground floor with white frames and dark shutters. Above the bay window is a smaller, curved window. To the right of the bay window is a white door with a small conservatory extension. The house is surrounded by a lawn and some shrubs. A large tree is on the left side of the house. The sky is blue with some clouds.

**AP MORGAN**

**Duncroft Road, Birmingham**  
Asking Price £250,000



**Features:**

- Two double & one single bedrooms
- Spacious lounge
- Large dining room
- Fitted kitchen
- Family bathroom
- Garage
- Versatile rear garden

**Description:**

This beautifully presented, three bedroom, semi-detached house presents a spacious lounge, large dining room, fitted kitchen, family bathroom, garage and versatile rear garden.

Approaching the property there are steps leading to the front porch which border a sloped grass-laid front lawn and planting beds. This gives access to the porch, rear garden and garage from the front aspect.

Entering the property to the porch and entrance hall, there is plenty of space for removing outdoor clothing and footwear. The lounge is spacious presenting a front facing bay window which illuminates the room, there is space for multiple suites and freestanding furniture. The dining room presents space for a large dining table and chairs with access to the rear garden through double French doors. The kitchen is fitted presenting ample counterspace and an integral electric oven, hob and sink with additional space/plumbing for freestanding appliances. The rear garden can also be accessed from the kitchen through a side door. The ground floor is completed by a garage and integral storage cupboard.

Ascending to the first floor, Bedroom One is a spacious double looking to the front aspect with a bay window giving panoramic views. Bedroom Two is also a double, looking to the rear with space for freestanding furniture. Bedroom Three is the single room of the property which also looks to the rear. The family bathroom presents a bath/shower, washbasin and WC. The first floor is completed by an airing cupboard.





The garden opens to a paved patio area offering space for outdoor furniture and storage. Continuing to a raised, grass-laid lawn this is a versatile garden which allows for outdoor activities ultimately leading to a brick outbuilding perfect for storage. The garden is bordered by wooden panel fencing and hedges.

Situated in Birmingham, this house is situated a short drive from local amenities including schools, shops, supermarkets, restaurants and public transport links including major road networks such as the M42 and M5 motorways.

#### **Details:**

##### **Porch**

##### **Entrance Hall**

**Lounge** 10'4" x 12'3" (3.15m x 3.73m) Both Max

**Dining Room** 13'10" x 9'8" (4.22m x 2.95m) Both Max

**Kitchen** 12'9" x 5'11" (3.89m x 1.8m)

##### **Landing**

**Bedroom One** 10'4" x 12'3" (3.15m x 3.73m) Both Max

**Bedroom Two** 8'8" x 8'9" (2.64m x 2.67m)

**Bedroom Three** 8'8" x 6'9" (2.64m x 2.06m)

**Bathroom** 5'11" x 5'8" (1.8m x 1.73m)

**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 817 8585.



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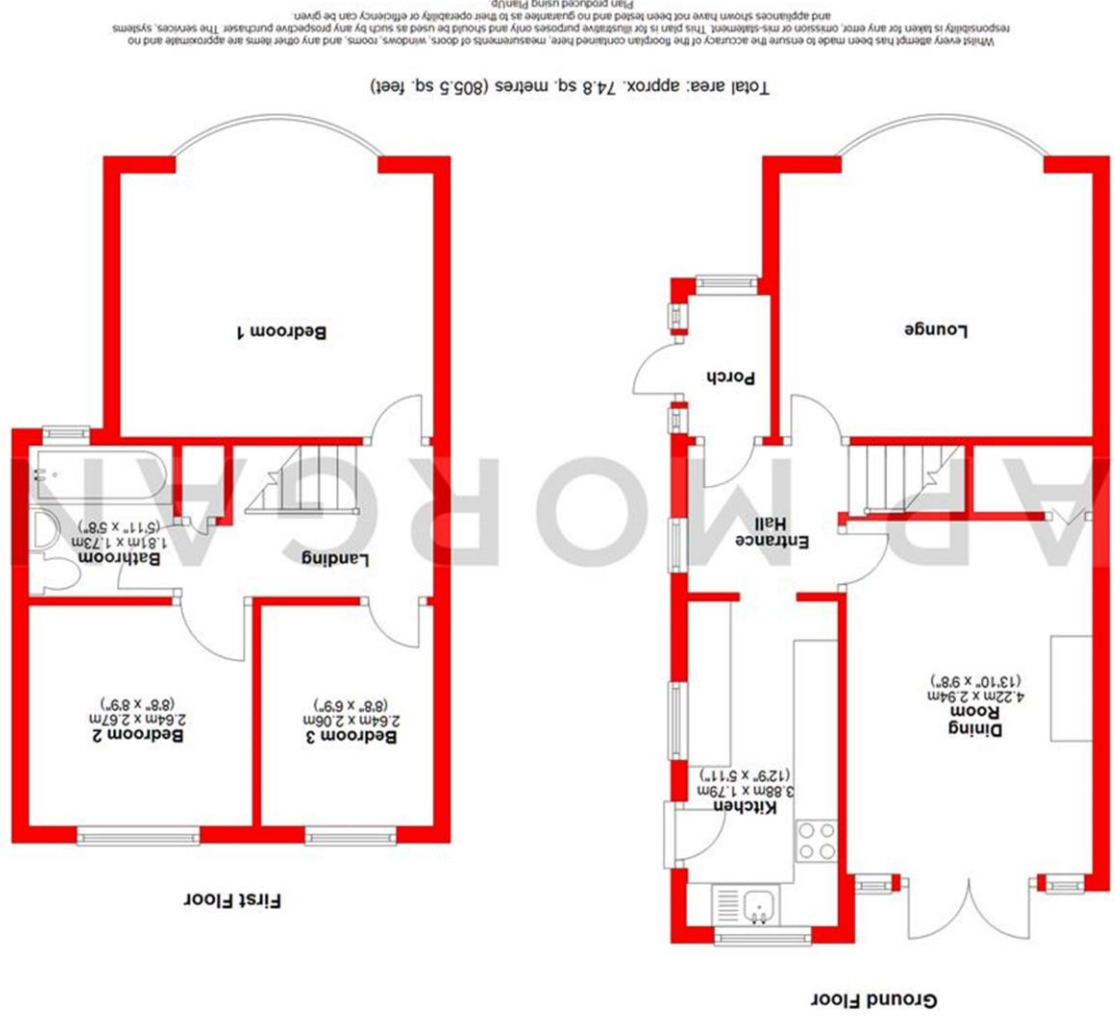
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