

AP MORGAN



Tessall Lane, Birmingham
Asking Price £325,000

Features:

- Three double bedrooms
- Generous dining room
- Spacious lounge
- Comfortably sized kitchen
- Large bathroom
- Seperate WC
- Vast and verdant rear garden
- Off street parking

Description:

This well presented, three-bedroom, end of terrace house presents a generous dining room, spacious lounge, a comfortably sized kitchen, large bathroom, separate WC, utility space, plenty of storage, a vast and verdant rear garden and off-street parking.

Approaching the property, there is a concrete drive allowing for parking multiple vehicles whilst giving front access to the hall and garage and borders a side alley for rear access and a grass laid front lawn surrounded by hedging.

Entering the property to the hall, there is immediate access to a large under-stair storage cupboard with space for storing outdoor footwear and clothing. The generous dining room presents space for a large dining table and chairs with an electric fireplace. The lounge presents an additional electric fireplace presenting multiple suites and access to the rear garden through double French doors. The kitchen hosts ample counterspace with an integral sink and space/plumbing for freestanding appliances with a pantry cupboard offering additional space. The utility is accessed from the kitchen and hosts plenty of storage space alongside the large front facing garage.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the rear aspect, with an integral wardrobe. Bedroom Two is the second double, looking to the front which hosts an integral storage cupboard. Bedroom Three is also a front facing double. The family bathroom is large and presents an airing cupboard washbasin and bath/shower.



The rear garden opens to a paved patio with space for storage or outdoor furniture. There is access to outbuildings and the utility corridor with the a paved path stretching the entire length of the garden bisecting a grass laid lawn and verdant garden perfect for gardening and fruit gardens.

Situated in Birmingham approximately 2 miles from Northfield high street. The property is well positioned and a short drive for amenities including schooling, shops, supermarkets alongside public transport links and access to the M42 and M5 motorways.

Details:

Hall

Dining Room 13'4" x 12'6" (4.06m x 3.8m)

Lounge 12'7" x 12'6" (3.84m x 3.8m)

Kitchen 12'7" x 7' (3.84m x 2.13m)

Utility 19'11" x 3'5" (6.07m x 1.04m)

Garage 13'4" x 7'3" (4.06m x 2.2m)

Landing

Bedroom One 12'8" x 11'1" (3.86m x 3.38m)

Bedroom Two 13'3" x 9'3" (4.04m x 2.82m)

Bedroom Three 13'3" x 7'3" (4.04m x 2.2m)

Bathroom 7'2" x 7' (2.18m x 2.13m)

WC 4'9" x 4' (1.45m x 1.22m)

EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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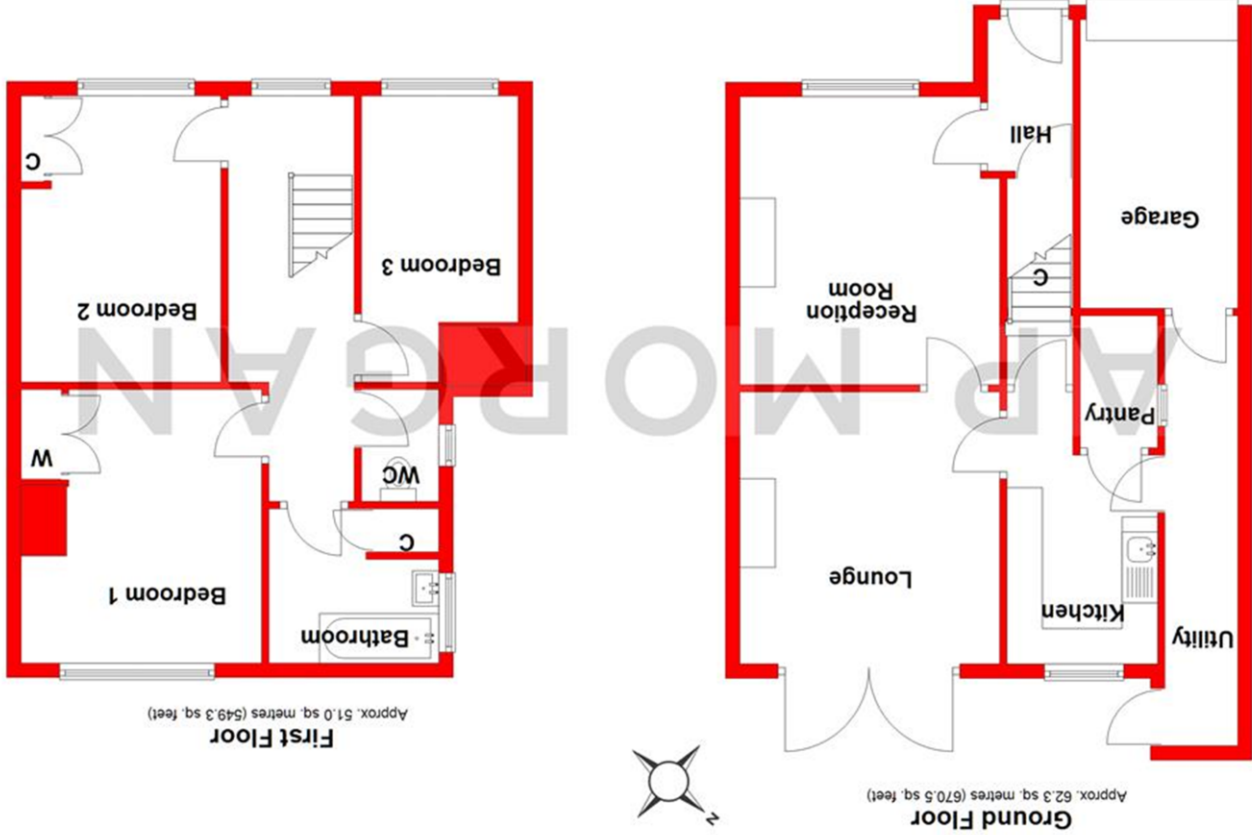
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Total area: approx. 113.3 sq. metres (1219.8 sq. feet)

Whilst 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.

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