

AP MORGAN



Barnsdale Crescent, Birmingham
Offers in excess of £200,000

Features:

- Two double bedrooms
- Spacious living room
- Comfortable fitted kitchen
- Large garden room
- Family bathroom
- Rear outbuilding
- Generously sized, verdant garden
- Off-street parking

Description:

This beautifully presented, two bedroom, semi-detached house presents a spacious living room, comfortable fitted kitchen, large garden room, two double bedrooms, family bathroom, generously sized rear garden, powered outbuilding and off-street parking.

Approaching the property, there is a brick paved drive giving space for parking multiple vehicles with front access to the porch and rear access to the garden through a side gate.

Entering through the porch to the spacious living room, presenting space for multiple suites, a front facing bay window and an electric fireplace with access to an integral storage cupboard. The fitted kitchen gives ample counterspace and integral electric oven, five burner gas hob and sink with space/plumbing for freestanding appliances. There is additional cupboard storage built into the staircase. The garden room is large and accessed from the kitchen allowing space for freestanding furniture with rear garden access through a large sliding door.

Ascending to the first floor, Bedroom One is a double looking to the rear aspect with integral storage cupboards, Bedroom Two is an additional double currently being used as an office which looks to the front. The family bathroom is modern, offering a jacuzzi style bath, washbasin and WC.

The garden opens to a paved patio area giving plenty of room for storage/outdoor furniture, this continues to a grass laid lawn bisected by a paved path. This allows for a versatile and verdant garden which leads to a large, powered



outbuilding currently being used as a gym. The garden is bordered by wooden panel fencing.

Situated in Birmingham approximately 1.2 miles from Northfield High Street and under 2.0 miles to Longbridge Town Centre this property is in close proximity to various amenities such as schools, shops, restaurants, parks and multiple public transport links including Longbridge and Northfield train stations and the M42 and M5 motorways.

Details:

Porch

Living Room 11'5" x 15'8" (3.48m x 4.78m) Both Max

Kitchen 7'10" x 15'8" (2.4m x 4.78m)

Garden Room 9'1" x 14'11" (2.77m x 4.55m)

Landing

Bedroom One 8'7" x 12'9" (2.62m x 3.89m)

Bedroom Two 10'10" x 8' (3.3m x 2.44m)

Bathroom 7'9" x 7'6" (2.36m x 2.29m)

Workshop 11'9" x 19'9" (3.58m x 6.02m)

EPC Rating: E

Council Tax Band: A(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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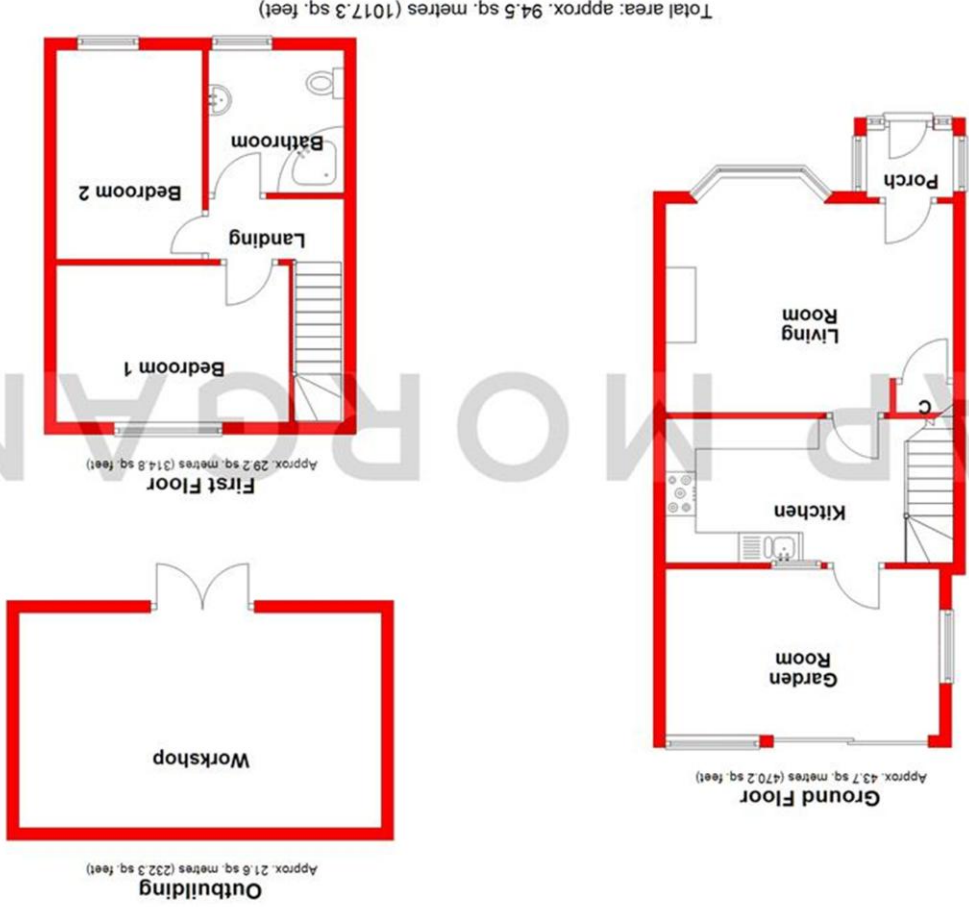
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