

AP MORGAN



Farren Road, Birmingham
Offers in excess of £280,000

Features:

- Two double & one single bedrooms
- Spacious lounge
- Generous dining room
- Large conservatory
- Fitted breakfast kitchen
- Vast utility area
- Ground floor WC
- Family shower room
- Versatile rear garden
- Large rear double garage
- Off street parking

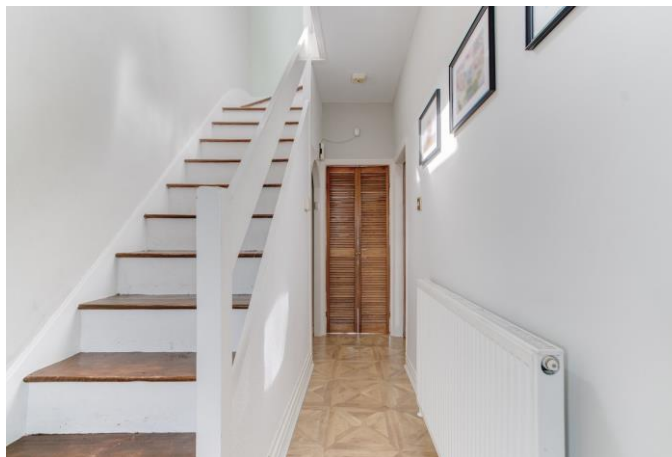
Description:

This three-bedroom, semi-detached house presents a spacious lounge, generous dining room, large conservatory, fitted breakfast kitchen, vast utility area, ground floor WC, family shower room, versatile rear garden, large rear double garage and off-street parking.

Approaching the property, there is a brick paved drive which allows for parking multiple vehicles and gives access to the front porch.

Entering to the porch and hall there is immediate access to the spacious lounge which presents space for multiple suites, a front facing bay window facing the front aspect and a wood burning stove fireplace. The generously sized dining room presents ample room for a dining table and chairs and leads into the main hall and the fitted breakfast kitchen. The kitchen offers plenty of counter space and an integral double electric oven, gas hob, sink and breakfast counter alongside space/plumbing for freestanding appliances. The vast utility area is accessible from the kitchen, allowing for storage and presents the ground floor WC. The ground floor is completed by a large conservatory offering panoramic views of the rear garden and space for freestanding furniture.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the front aspect through a bay window and presents integral storage. Bedroom Two is an additional double looking to the rear, also with integral storage. Bedroom Three is the single of the property currently being used as a nursery. The family shower room is large and presents a walk-in shower, washbasin and WC.



The rear garden is versatile and opens to a paved patio giving space for outdoor furniture, this continues to a grass laid lawn interspersed with stepping stones which lead to the large, rear double garage. The garden is bordered by wooden panel fencing and hedging.

The property's popular location provides easy access to local shops, while the nearby town centres of Longbridge and Northfield offer a variety of shopping, dining, and leisure facilities. Both Longbridge and Northfield train stations provide direct routes into Birmingham City Centre, and road links to the M5 and M42 motorways are conveniently close by. Additionally, there are several well-regarded primary and secondary schools, as well as higher education institutions, within easy reach.

Details:

Porch

Hall

Lounge 13'7" x 10'2" (4.14m x 3.1m) Both Max

Dining Room 7'11" x 16'2" (2.41m x 4.93m) Both Max

Breakfast Kitchen 9'4" x 10'9" (2.84m x 3.28m) Both Max

Conservatory 12' x 9'7" (3.66m x 2.92m) Both Max

Utility Room 16'3" x 4'2" (4.95m x 1.27m)

WC 2'4" x 4'2" (0.7m x 1.27m)

Landing

Bedroom One 10' x 9'7" (3.05m x 2.92m) Both Max

Bedroom Two 11'4" x 9'7" (3.45m x 2.92m) Both Max

Bedroom Three 7'9" x 5'11" (2.36m x 1.8m) Both Max

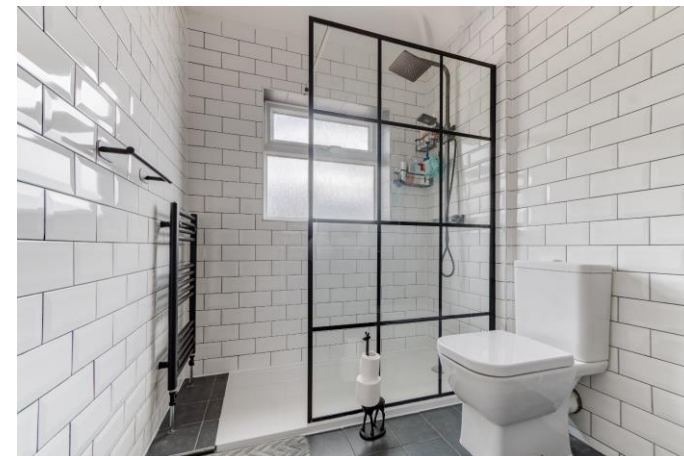
Shower Room 6'5" x 6'1" (1.96m x 1.85m) Both Max

EPC Rating: E

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

Property to sell?

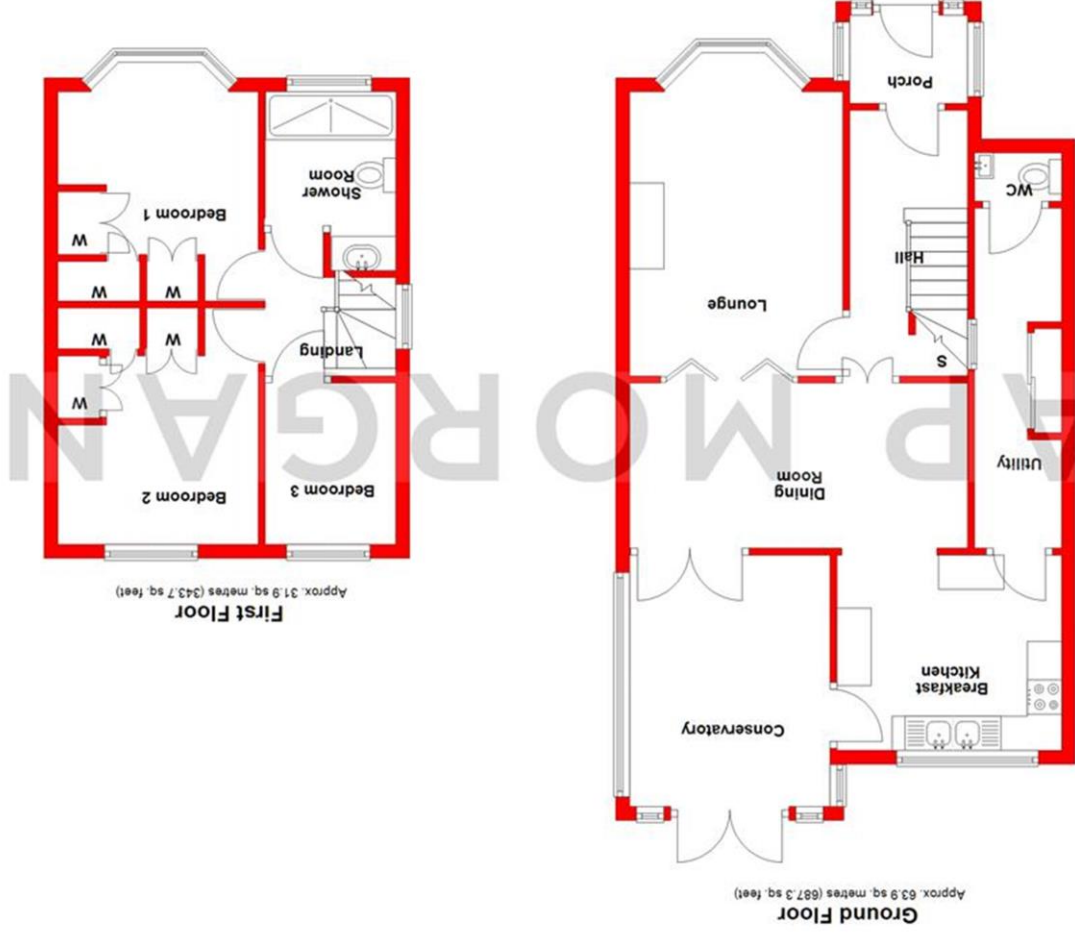
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.



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.