

AP MORGAN



Crowhurst Road, Birmingham
Asking Price £250,000

Features:

- Three double bedrooms
- Generous lounge
- Spacious kitchen/diner
- Utility room
- Modern family bathroom
- Multiple storage rooms
- Versatile rear garden
- Off-street parking

Description:

This beautifully presented, three-bedroom, semi-detached house presents a large hallway, generous lounge, spacious fitted kitchen/diner, utility corridor, family bathroom, plenty of storage and off-street parking.

Approaching the property there is a large brick-paved drive allowing off street parking for multiple vehicles. The drive gives front access to the main hall and the utility corridor.

Entering to the ground floor, the hallway gives space for removing outdoor footwear and allows for immediate access to the generous lounge; there is room for multiple suites with a large window looking to the front and a gas fireplace to heat the room. The spacious fitted kitchen/diner is accessed from the main hall presenting ample counterspace with an integral sink, electric oven, combi microwave/oven, gas hob dishwasher, 18 bottle wine cooler with additional space/plumbing for freestanding appliances. The kitchen continues to a diner area with space for a dining table and chairs alongside access to the rear garden and a utility corridor. The utility corridor provides extra counterspace and space/plumbing for freestanding appliances alongside access to multiple storage areas. There is front access to the drive and rear access to the garden. The ground floor is completed by an integral, under-stair workspace perfect for working from home/hobbies.

Ascending to the first floor, Bedroom One is a spacious double looking to the front aspect with integral storage and space for freestanding furniture, Bedroom Two is also a large double looking to the rear aspect and Bedroom Three is the final double looking to the front currently being used as an office. The family bathroom presents a washbasin, WC and bath/shower.



The rear garden is versatile and opens to a paved patio which gives ample space for outdoor furniture and access to the utility corridor and an adjoining storage room. The garden leads to a raised grass laid lawn through paved steps and a gate. The lawn is spacious giving plenty of space for outdoor activities, highlighting planting areas and a pergola with a table and chairs.

The property is approximately 0.9 miles away from Longbridge retail park and a short drive to various schools, restaurants, shops and supermarkets. There is also easy access to Cofton Park and The Lickey Hills while also being close to various bus routes and Longbridge Train station. The M42 and M5 motorways are also easily accessed.

Details:

Entrance Hall 13'11" x 6'4" (4.24m x 1.93m) Both Max

Lounge 13'11" x 13'1" (4.24m x 4m) Both Max

Kitchen/Diner 9'3" x 19'9" (2.82m x 6.02m) Both Max

Utility Room 13' x 7'4" (3.96m x 2.24m) Both Max

Storage 3'9" x 4'5" (1.14m x 1.35m)

Storage 7'8" x 2'8" (2.34m x 0.81m)

Storage 9'5" x 7'4" (2.87m x 2.24m)

Landing 8'6" x 7'6" (2.6m x 2.29m)

Bedroom One 15'1" x 11'11" (4.6m x 3.63m) Both Max 11'7 to Cupboard

Bedroom Two 8'1" x 11'11" (2.46m x 3.63m)

Bedroom Three 8'9" x 7'6" (2.67m x 2.29m)

Bathroom 5'7" x 7'6" (1.7m x 2.29m)

EPC Rating: To be confirmed

Council Tax Band: B (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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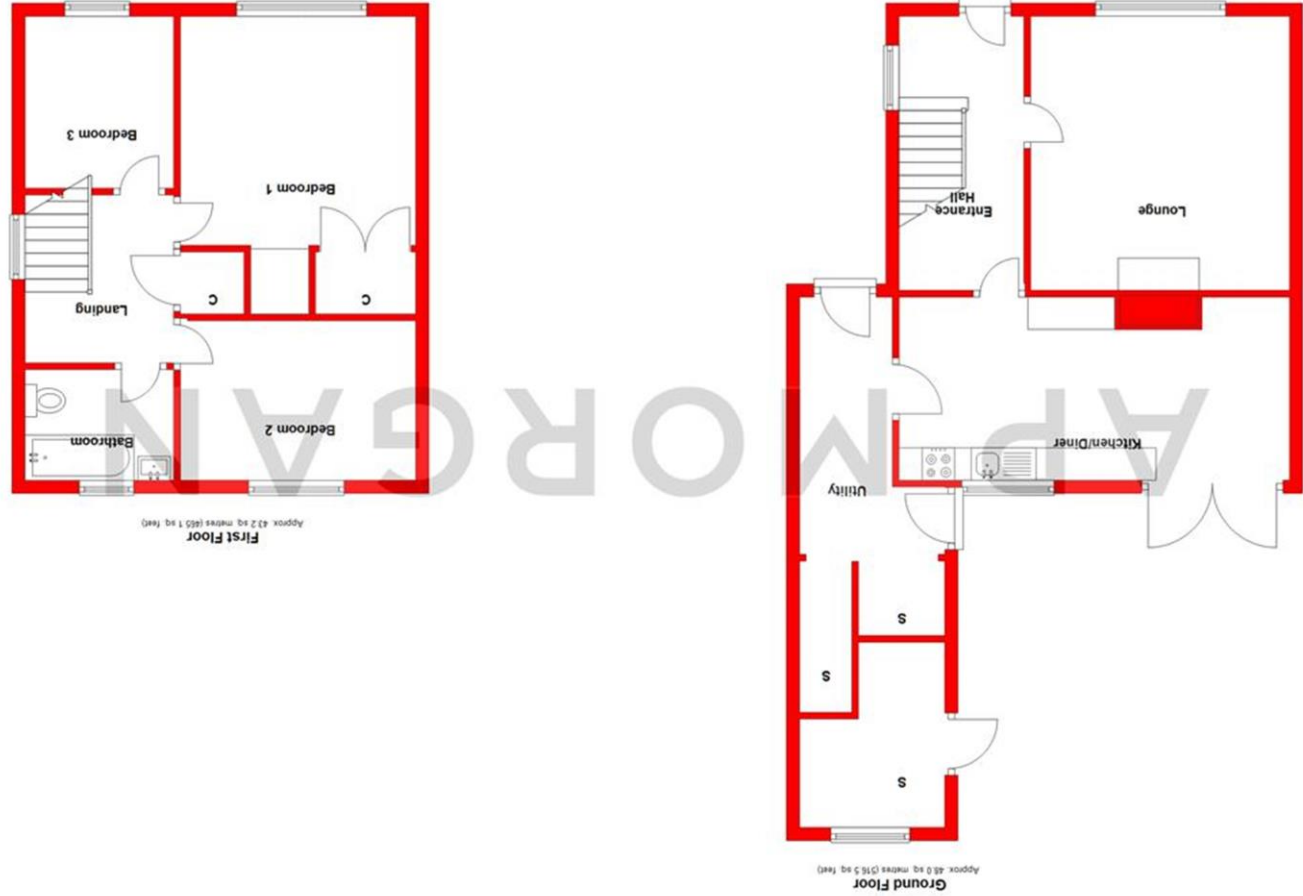
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