

**AP MORGAN**



**Gibbs Hill Road, Birmingham**  
Offers in excess of £260,000



**Features:**

- Two double & one single bedrooms
- Spacious living room
- Breakfast kitchen
- Family bathroom
- Garage
- Off street parking
- Low maintenance rear garden
- Positioned on a quiet road

**Description:**

This immaculately presented three-bedroom house offers spacious and stylish living accommodation on a quiet residential street. Recently decorated to a high standard throughout, the property is offered with off-road parking for multiple cars, integrated garage and generously proportioned living space.

Approaching the property is a driveway capable of accommodating multiple vehicles. A side gate allows direct access to the rear garden without passing through the property.

The property comprises of the following: Large entrance hallway with stairs rising to first floor landing, integrated garage accessible from the entrance hallway with up-and-over door currently also used as a utility space, large kitchen with four-ring electric hob and room for a dining table, a spacious lounge with sliding glazed doors opening to the rear garden. Following the stairs from the entrance hallway to the first floor landing, the first floor comprises of Bedroom One, a large double bedroom to the rear of the property. Bedroom two is also a double which looks to the front aspect, Bedroom Three is the single of the property. the modern bathroom presents a washbasin, WC and bath/shower with an additional separate WC accessed from the landing.



The rear garden benefits from a blocked paved patio area with steps down to an artificial lawn with raised flowerbeds to the sides of the garden.

Local shops and amenities are conveniently located nearby. Further afield, Longbridge and Northfield town centres providing additional shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.

#### **Details:**

##### **Reception Hall**

**Living Room** 15'6" x 9'11" (4.72m x 3.02m)

**Breakfast Kitchen** 15'8" x 6'4" (4.78m x 1.93m)

**Garage** 15'7" x 6'11" (4.75m x 2.1m)

##### **Landing**

**Bedroom One** 15'11" x 10'1" (4.85m x 3.07m)

**Bedroom Two** 10'9" x 10'1" (3.28m x 3.07m)

**Bedroom Three** 8'9" x 6'8" (2.67m x 2.03m)

**Bathroom** 7'2" x 6'4" (2.18m x 1.93m)

**WC** 2'8" x 3'7" (0.81m x 1.1m)

**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 827 6827.





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Need a mortgage?

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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?

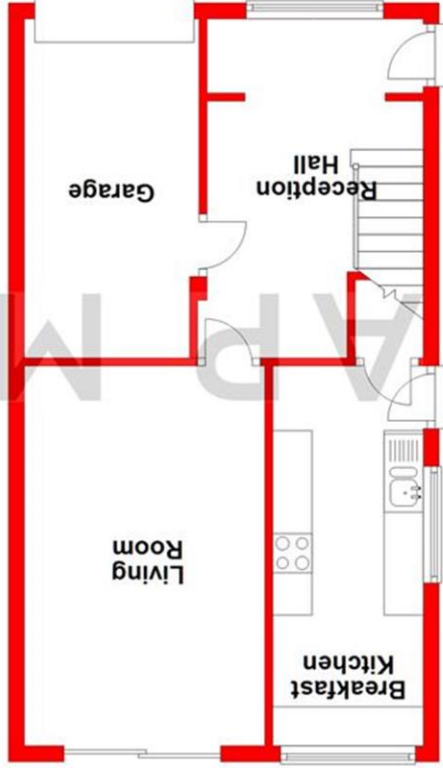
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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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.

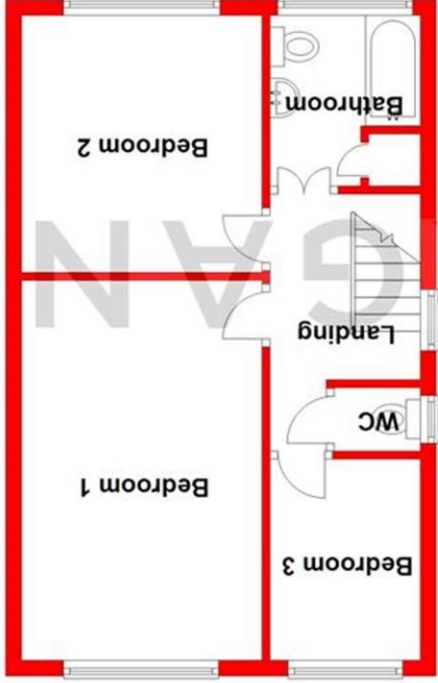


Ground Floor  
Approx. 46.5 sq. metres (500.3 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



Total area: approx. 88.9 sq. metres (956.6 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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