

AP MORGAN



Park View Road, Birmingham
Offers in excess of £265,000

Features:

- Two double bedrooms
- Spacious lounge/kitchen/diner
- Utility room
- Large garage
- Contemporary shower room
- Versatile grass laid garden
- Off-street parking
- Close to amenities

Description:

This well presented, two-bedroom semi-detached house situated in Northfield presents a spacious lounge/kitchen/diner, utility room, large garage, two double bedrooms, a contemporary shower room, versatile grass laid garden, off street parking and is well positioned for amenities.

Approaching the property, there is a tarmac-laid drive giving space for parking multiple vehicles, with front access to the hall & garage. The drive is bordered by brick walls and hedging.

Entering the property to the hall there is space for removing outdoor footwear with the first-floor stairs immediately accessible alongside the spacious lounge/kitchen/diner. The lounge allows plenty of room for multiple suites further presenting a gas fireplace and bay window giving panoramic views of the front drive. Continuing to the diner area there is a dining table and chairs with rear garden access permitted through double French doors. The fitted kitchen offers plenty of counterspace with an integral electric oven, gas hob, dishwasher, fridge, freezer and sink. There is also an understairs storage cupboard and access to the utility room, there is additional counter space and further access to the rear garden with the large garage also accessible from the utility.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the rear aspect with integral storage wardrobes. Bedroom Two is also a large double looking to the front with a bay window giving panoramic views. The contemporary family shower room presents a washbasin, WC and shower.



The garden opens to a paved patio with plenty of space for storage and outdoor furniture continuing to a grass laid lawn supporting two apple trees; giving ample room for outdoor activities this versatile garden is bordered by wooden panel fencing.

The property is approximately 0.9 miles from Northfield High Street & 1.5 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:

Hall

Lounge 10' x 9'10" (3.05m x 3m)

Kitchen/Diner 12'1" x 17'1" (3.68m x 5.2m) Both Max

Utility Room 12' x 6'3" (3.66m x 1.9m) Both Max

Garage 14'11" x 7'9" (4.55m x 2.36m)

Landing

Bedroom One 13' x 17'8" (3.96m x 5.38m) Both Max 15'6" to Wardrobes

Bedroom Two 10'1" x 9'11" (3.07m x 3.02m) Both Max

Shower Room 6'8" x 5'6" (2.03m x 1.68m)

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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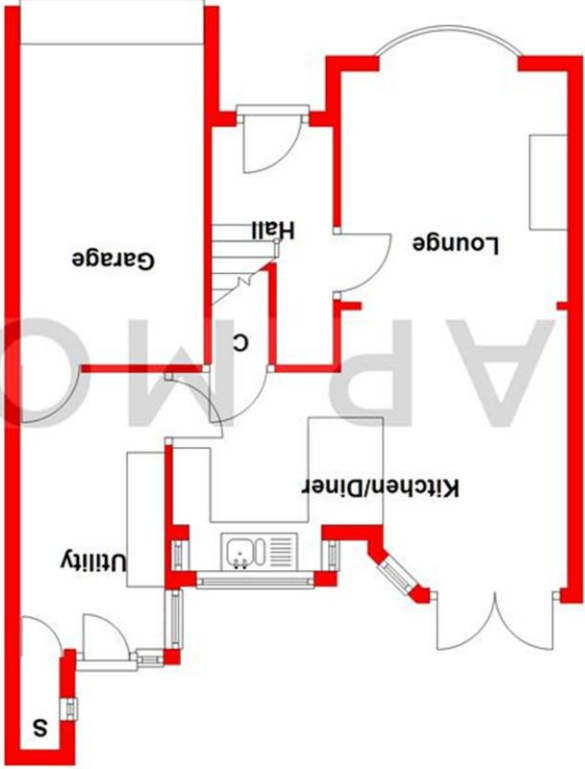
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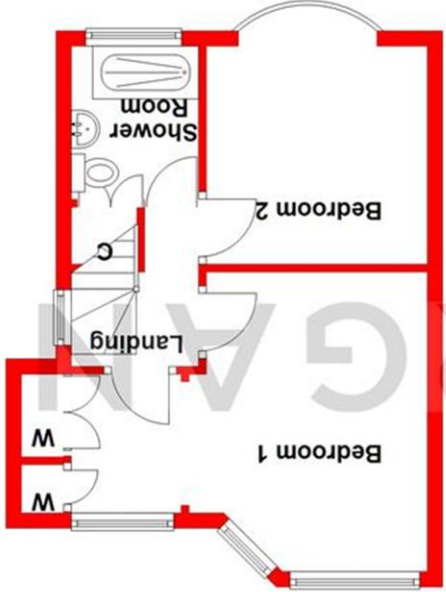
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Ground Floor
Approx. 50.4 sq. metres (542.6 sq. feet)



First Floor
Approx. 33.1 sq. metres (356.8 sq. feet)



Total area: approx. 83.6 sq. metres (899.4 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 Planlup.

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