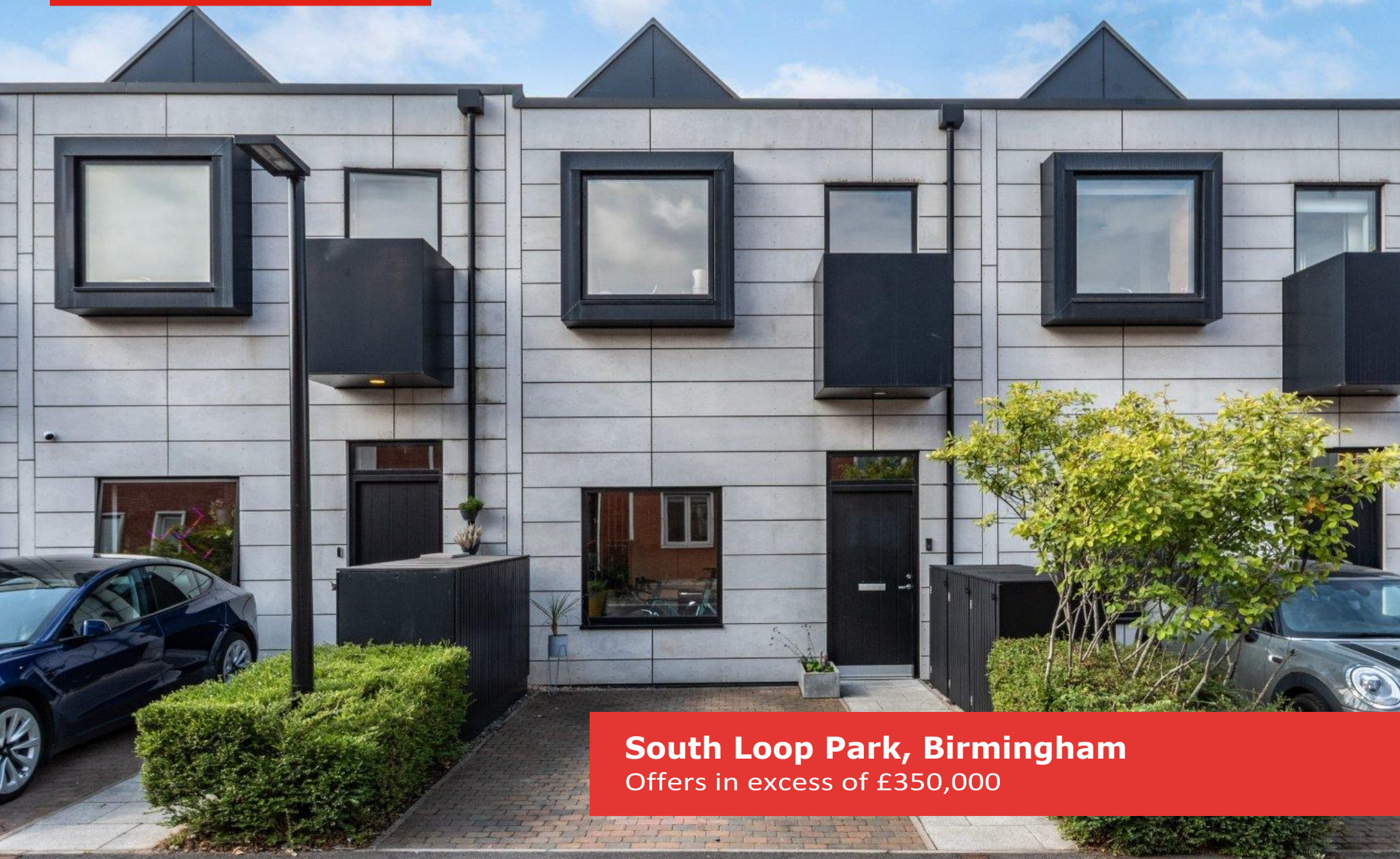


AP MORGAN



South Loop Park, Birmingham
Offers in excess of £350,000

Features:

- Two double bedrooms
- Urban Splash designed modular home
- Open plan lounge/kitchen/diner
- Contemporary aesthetic design
- Unique full height bespoke integral furniture
- Ground floor WC
- Family bathroom
- Low maintenance rear garden
- Additional communal rear garden
- Off-street parking

Description:

This contemporary two bedroom, modular built terraced house in Birmingham is situated on the popular Port Loop community presenting flexible open plan living, a spacious lounge/kitchen/diner, bespoke integral furniture unique to the property, a ground floor WC, Two double bedrooms, a modern family bathroom, a NVHR mechanical ventilation system, a low maintenance rear garden, a separate communal rear garden and off street parking.

Approaching the property, there is a brick paved drive allowing for parking a vehicle with paving denoting a path to the front door. The drive is bordered by hedging and external storage cupboards which indicate the plot number.

Entering the property to a large reception, there is ample room for removing outdoor clothing and footwear with bespoke integral cupboards providing storage and space/plumbing for freestanding appliances, with privacy for the open plan lounge/kitchen/diner. The WC is immediately accessible from the reception presenting a washbasin and WC. Continuing through the ground floor, the lounge/kitchen/diner is spacious and presents three distinct open areas; the lounge is large and presents room for multiple suites and freestanding storage whilst being illuminated by large windows looking to the rear. The diner area is equally large and gives space for a dining table and chairs aiding family dining and social events. The kitchen is fitted and modern presenting ample counterspace with an integral induction hob, electric oven, dishwasher, sink and multiple fridge freezers with over and under counter storage providing plenty of storage space. The open plan lounge/kitchen/diner is completed by an integral NVHR mechanical ventilation system allowing for fresh filtered air to be pumped to the living space allowing for a comfortable climate all year round.



Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the rear presenting bespoke integral storage and large windows allowing for plenty of natural light. Bedroom Two is similarly a spacious double looking to the front aspect, the bedroom also features bespoke integral storage and features a balcony. The family bathroom is modern presenting a washbasin, WC and bath/shower. The first floor is completed by a storage cupboard and a separate airing cupboard accessed from the landing.

The rear garden opens to paving and presents space for outdoor furniture and potted plants, the garden is bordered by hedging and gives access to a large communal garden which hosts circular grass laid lawns which are interwoven by a concrete path giving plenty of space for outdoor activities and social gatherings.

Situated in the recently completed Port Loop community in Birmingham, this property is positioned to be excellent for commuting to the city centre. Being only 2.7 miles and a short drive from the centre this property has access to plenty of amenities including schooling, shops, supermarkets, restaurants including those in The Bullring and walking trails such as Birmingham's network of canals. There are also public transport links nearby such as the Jewellery Quarter, New Street and Moor Street train stations and easy access to the M6 motorway.

Details:

Reception 11' x 15'4" (3.35m x 4.67m) Both Max

Lounge/Kitchen/Diner 18'6" x 15'4" (5.64m x 4.67m) Both Max

WC 5'5" x 3'6" (1.65m x 1.07m)

Landing

Bedroom One 15'4" x 10'7" (4.67m x 3.23m) Both Max

Bedroom Two 10'4" x 15'4" (3.15m x 4.67m) Both Max

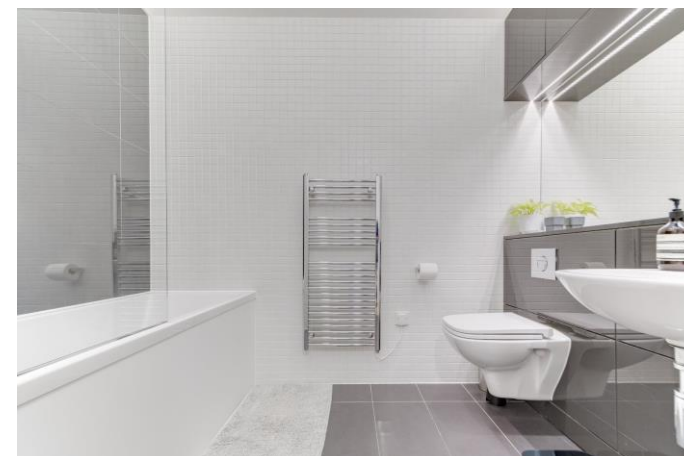
Bathroom 8'4" x 8'1" (2.54m x 2.46m) Both Max

EPC Rating: B

Council Tax Band: D (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.

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Plan produced using PlanUp.

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