

**AP MORGAN**



**Cateswell Road, Sparkhill, Birmingham**  
Offers in excess of £250,000



**Features:**

- Bags of Potential
- Popular Location
- Three Bedroom Semi Detached Home
- Two Reception Rooms
- Living Room Overlooking the Garden
- Three Good Sized Bedrooms
- Beautiful Landscaped Garden with Patio Area
- Close to Local Shops & Amenities

**Description:**

Situated in a popular and convenient location, this well-presented three-bedroom semi-detached home offers generous living space, a beautifully landscaped rear garden, and the added benefit of a garage to the rear—making it an excellent choice for families and first-time buyers alike.

**Approach**

The property is approached via a well-kept fore garden that enhances the home's kerb appeal, leading to an open-porch and welcoming entrance hall.

**Ground Floor**

Inside, the accommodation begins with a bright dining room positioned at the front of the property, featuring a bay window that floods the space with natural light. To the rear sits a spacious living room with a door opening onto the garden, creating a lovely flow for entertaining. The kitchen is conveniently placed off the hall and offers storage, workspace, and rear garden access.

**First Floor**

The first floor comprises three bedrooms—two generous doubles and a well-proportioned single. A modern shower room and separate WC complement the layout, providing practical family convenience.

**Outside**

To the rear, the property boasts a beautifully landscaped garden offering a mix of lawn and patio areas, ideal for outdoor dining, relaxation, and play. The garden enjoys good privacy and also provides access to the rear garage.





## Location

The property is well positioned for access to local shops, everyday amenities, and highly regarded schools. It is also ideally placed for transport links, with easy routes to the NEC, Birmingham Airport, and surrounding areas—making this an excellent home for commuters.

## Details:

### Porch

### Hall

**Dining Room** 13'1" x 11'5" (4m x 3.48m) Both Max

**Living Room** 15'1" x 11'5" (4.6m x 3.48m) Both Max

**Kitchen** 10'4" x 6'11" (3.15m x 2.1m)

### Landing

**WC** 4'3" x 2'9" (1.3m x 0.84m)

**Shower Room** 7'4" x 7'2" (2.24m x 2.18m)

**Bedroom 1** 15'1" x 11'5" (4.6m x 3.48m) Both Max

**Bedroom 2** 13'1" x 10'3" (4m x 3.12m) Both Max

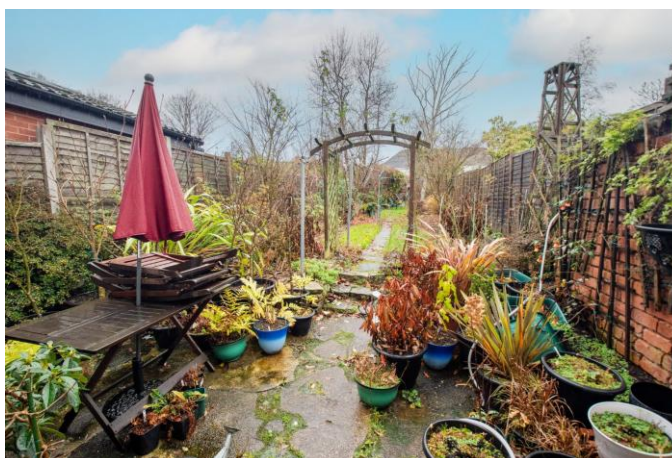
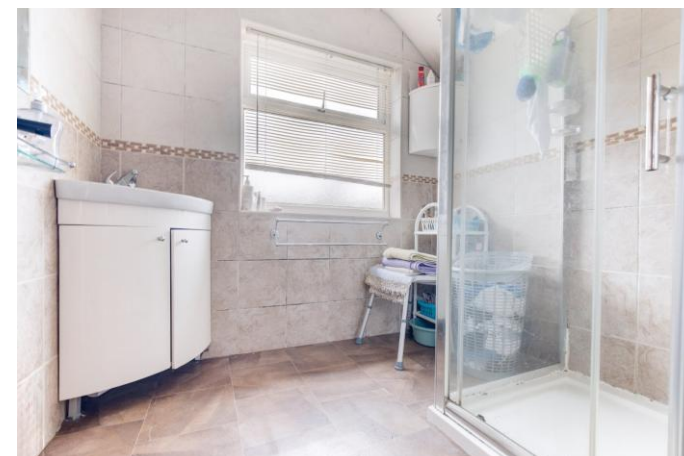
**Bedroom 3** 7'11" x 6'10" (2.41m x 2.08m)

**EPC Rating:** To be confirmed

**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 817 8585.



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