



AP MORGAN

Alvechurch Road, Birmingham
Offers in the region of £290,000

Features:

- Two double & one single bedrooms
- Generous lounge
- Spacious kitchen/dining room
- Ground floor WC
- Ensuite shower room
- Family bathroom
- Low maintenance rear garden
- Off-street parking

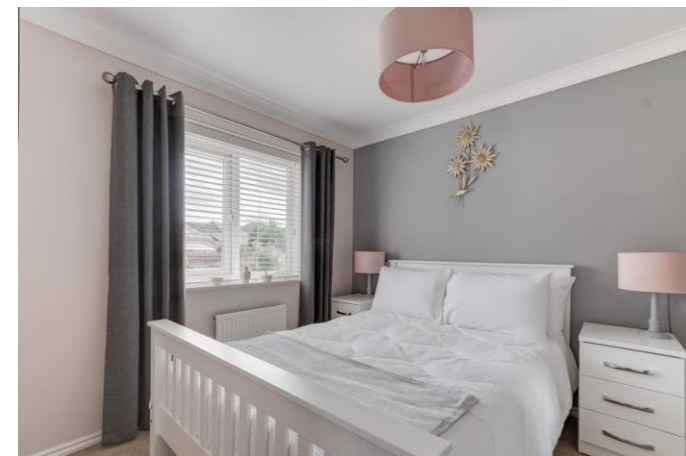
Description:

This beautifully presented three-bedroom, semi-detached house situated in Birmingham presents a generous lounge, spacious kitchen and extended dining room, ground floor WC, Two double and one single bedrooms, and ensuite shower room, family bathroom, a low maintenance rear garden and off-street parking.

Approaching the property, there is a concrete and tarmac drive which gives room for parking multiple vehicles with rear access permitted through a side gate.

Entering the property to the hall, there is ample room for removing outdoor footwear with a ground floor WC immediately accessible. Continuing to the generous lounge, there is space for multiple suites, access to an integral storage cupboard and stairs to the first-floor landing. The kitchen is spacious, supplying ample countertop space with an integral electric oven, gas hob, sink, dishwasher, washing machine/dryer. There is also space/plumbing for freestanding appliances and rear garden access through double French doors. The dining room area presents space for a large dining table and chairs with views to the front drive and rear garden. The ground floor is completed by an understairs storage cupboard.

Ascending to the first floor, Bedroom One presents a large double looking to the front aspect with an ensuite shower room presenting a walk in shower, washbasin and WC. Bedroom Two is an additional large double looking to the rear. Bedroom Three is the single of the property looking to the front. The family bathroom is contemporary and presents a washbasin, WC and bath/shower. The first floor is completed by a cupboard accessed from the landing.



The rear garden opens to a paved patio with space for outdoor furniture and storage. This continues to an artificial lawn with a raised secondary patio hosting a shed and bench. The lawn is flanked either side by planting areas and bordered by wooden panel fencing.

The property is well-positioned, a short drive from amenities such as Cofton Park, the Lickey Hills, and local amenities including schools, shops supermarkets and restaurants with access to local public transport links and a short drive to Longbridge retail park.

Details:

Hall

Lounge 16'8" x 14'8" (5.08m x 4.47m) Both Max

Kitchen 9'10" x 14'7" (3m x 4.45m)

Dining Room 16'2" x 7'1" (4.93m x 2.16m)

WC 6'4" x 2'5" (1.93m x 0.74m)

Bedroom One 13'6" x 8'7" (4.11m x 2.62m)

En-Suite 4'4" x 7'10" (1.32m x 2.4m)

Bedroom Two 10'7" x 8'2" (3.23m x 2.5m)

Bedroom Three 8'9" x 6'6" (2.67m x 1.98m)

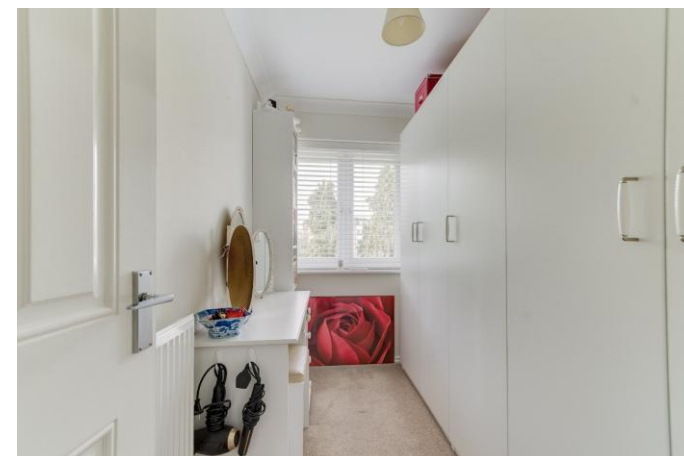
Bathroom 5'6" x 6'2" (1.68m x 1.88m)

EPC Rating:

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.



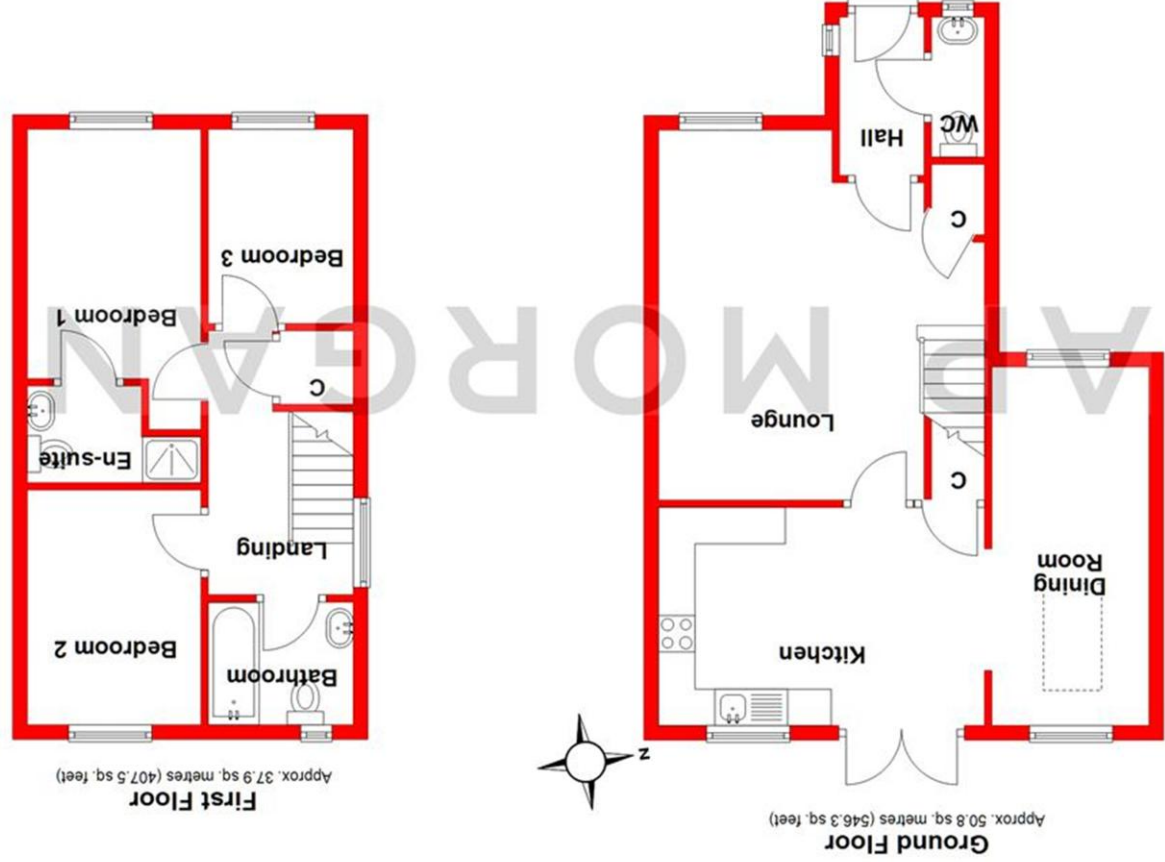
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Total area: approx. 88.6 sq. metres (953.8 sq. feet)

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Plan produced using PlanUp.

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