

**AP MORGAN**



**Warwick Gardens, Birmingham**  
Asking Price £450,000



### Features:

- Quiet Location
- Ground Floor W/C and Boot Room
- Four Bedroom Detached Home
- Fully Fitted Kitchen with Appliances
- Spacious Kitchen/Diner
- En-Suite Shower Room
- Landscaped Rear Garden
- Close to Local Schools & Amenities

### Description:

Situated in a private location is this immaculately presented four-bedroom detached home, offering generous living space and modern comforts throughout. Perfectly designed for family living, the property combines stylish interiors with a practical layout, creating a home ready to move straight into.

### Approach

The property is approached via a private driveway with parking for two vehicles, providing easy access to the front entrance.

### Ground Floor

Upon entering, you are welcomed into a bright hallway with access to a convenient ground floor WC. From here, the hallway leads to a spacious lounge with a front-facing aspect, ideal for relaxing or entertaining. To the rear, the heart of the home is the open-plan kitchen/dining room. This impressive space features modern fittings, a central island, and ample room for both cooking and family dining. Double doors open out to the rear garden, creating a seamless indoor/outdoor flow. Completing the ground floor is a handy boot room and additional storage cupboard.

### First Floor

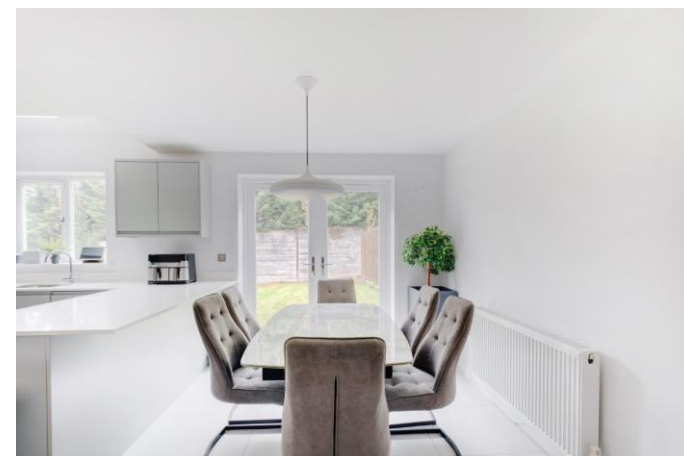
Upstairs, the property offers four well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by a contemporary family bathroom. The layout provides flexibility, whether for a growing family, home office, or guest accommodation.

### Outside

To the rear, the property enjoys a beautifully landscaped garden, offering a mix of lawn and patio areas, perfect for outdoor dining, entertaining, or children's play.

### Location

The home is well placed within a desirable area, close to highly regarded school catchments and a wide range of leisure and retail facilities. Excellent transport links nearby ensure convenient access for commuting and day-to-day living.



**Details:**

**WC** 8'5" x 3' (2.57m x 0.91m)

**Lounge** 16'3" x 10'8" (4.95m x 3.25m)

**Kitchen/Dining Room** 18'6" x 17'2" (5.64m x 5.23m) Both Max

**Boot Room** 5'1" x 4' (1.55m x 1.22m)

**Main Bedroom** 13'9" x 13'6" (4.2m x 4.11m) Both Max

**En-Suite** 8'2" x 4'4" (2.5m x 1.32m)

**Bedroom 2** 12'2" x 8'2" (3.7m x 2.5m)

**Bedroom 3** 13' x 6'9" (3.96m x 2.06m)

**Bedroom 4** 8'6" x 10' (2.6m x 3.05m)

**Landscaped Rear Garden**



**EPC Rating:** B

**Council Tax Band:** E (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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Property to sell?

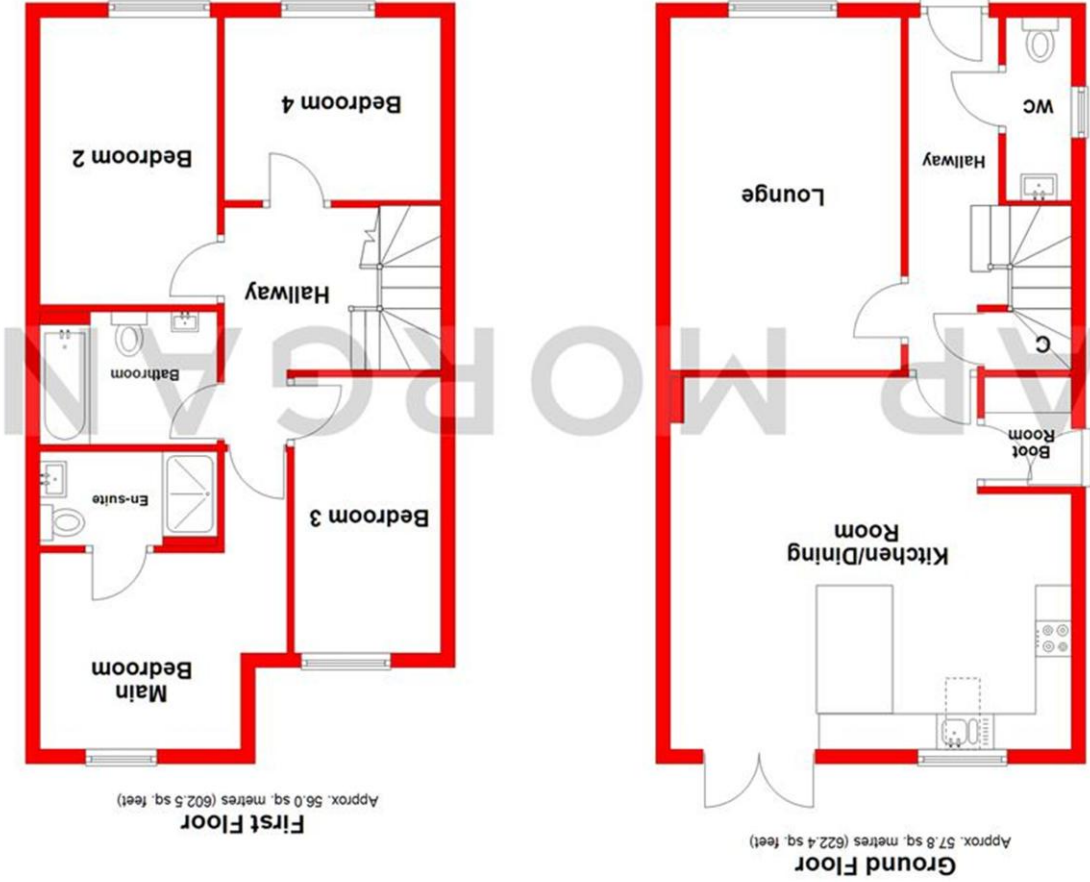
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Plan produced using PlanUp.

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