



AP MORGAN

**Staple Lodge Road, Birmingham**  
Offers in excess of £325,000



**Features:**

- Three double & One single bedrooms
- Spacious lounge/diner
- Generous fitted kitchen
- Large garage
- Ground floor WC
- Ensuite shower room
- Family bathroom
- Versatile rear garden
- Off street parking

**Description:**

This beautifully presented four-bedroom, detached house presents a spacious lounge/diner, a generous fitted kitchen, a large garage, three double & one single bedrooms, an ensuite shower room, a modern family bathroom, a large, versatile garden and off-street parking.

Approaching the property, there is a concreted drive which gives space for parking multiple vehicles; offering front access to the hall and rear garden access through a side gate.

Entering the property to the hall, there is immediate access to the spacious lounge/diner which provides space for multiple suites and an adjoining dining area which hosts space for a dining table and chairs with rear access to the garden through sliding patio doors. Additionally there is access to the generous fitted kitchen which hosts plenty of counterspace with integral electric oven, electric hob and sink, with additional space/plumbing for freestanding appliances. The ground floor is completed by a large garage presenting plenty of storage space, and a ground floor WC accessed from the hall.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the front aspect, with integral wardrobes and an ensuite shower room presenting a washbasin, WC and shower. Bedroom Two is an additional front facing double also hosts integral storage. Bedroom Three is the final double of the property looking to the rear and Bedroom Four is the single of the property which is currently being used as an office. The landing is completed by a modern family bathroom hosting a washbasin, WC and bath/shower with an additional storage cupboard accessed from the landing.





The rear garden opens to a paved patio area giving plenty of space for outdoor seating and storage. Continuing to a grass laid lawn bordered by wooden panel fencing this is a versatile garden perfect for outdoor activities.

Situated in Birmingham, this property is approximately 2 miles away from Longbridge shopping centre and is a short drive from amenities such as schooling, restaurants, shops and supermarkets. There are public transport links and easy access to major roadworks, namely the M42 and M5 motorways.

#### **Details:**

##### **Hall**

**Lounge** 12'11" x 11'1" (3.94m x 3.38m)

**Diner** 8'8" x 10'1" (2.64m x 3.07m)

**Kitchen** 12'1" x 12'7" (3.68m x 3.84m) Both Max

**Garage** 17' x 8'5" (5.18m x 2.57m)

**WC** 5'7" x 2'11" (1.7m x 0.9m)

##### **Landing**

**Bedroom One** 9'6" x 13'4" (2.9m x 4.06m) Both Max  
11'7 to Wardrobes

**Bedroom Two** 11'9" x 11'8" (3.58m x 3.56m) Both Max  
9'4 to Wardrobes

**Bedroom Three** 8'8" x 11'1" (2.64m x 3.38m) Both Max

**Bedroom Four** 9'5" x 7' (2.87m x 2.13m)

**Bathroom** 5'6" x 6'6" (1.68m x 1.98m) Both Max

**EPC Rating:** C

**Council Tax Band:** (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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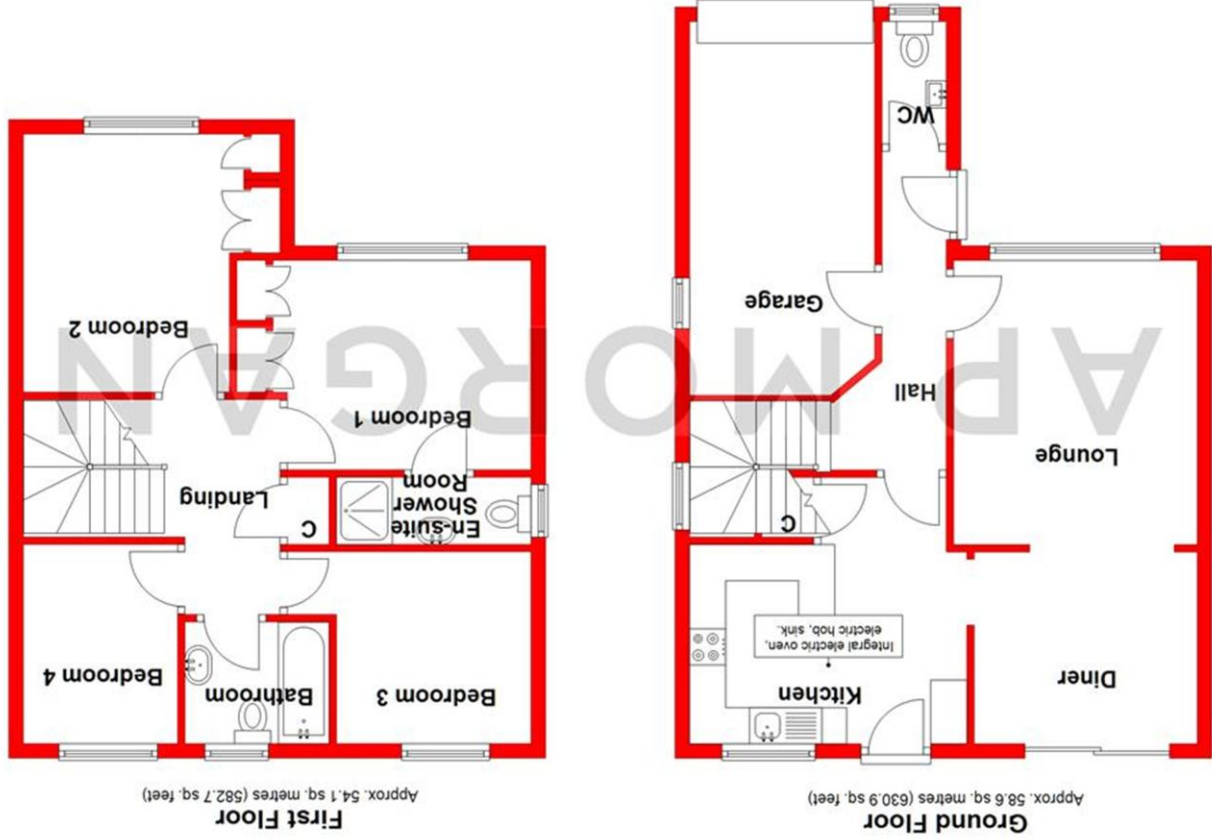
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Total area: approx. 112.8 sq. metres (1213.6 sq. feet)

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Plan produced using Planip.

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