

AP MORGAN



Lilley Lane, Birmingham, West Midlands
Offers in excess of £240,000

Features:

- Two double bedrooms
- Generous lounge
- Large reception room
- Fitted kitchen
- Garden room/utility
- Ground floor WC
- Ensuite shower room
- Spacious and versatile garden
- Off street parking
- Close to amenities

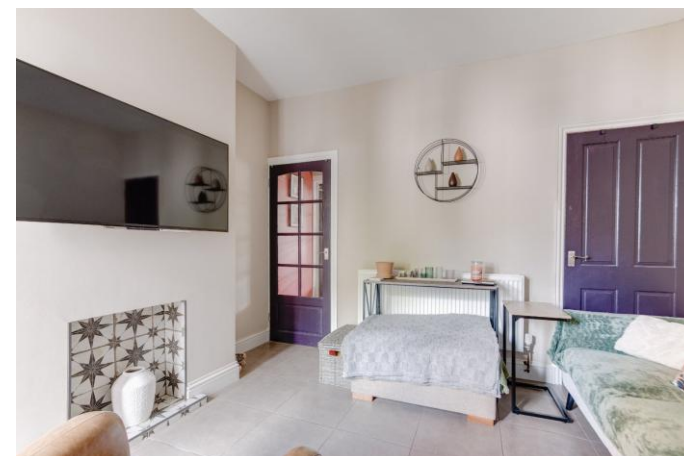
Description:

This well presented, two-bedroom, terraced house presents a large reception room, generous lounge, fitted kitchen, garden room/utility, ground floor WC, an ensuite shower room, a spacious and versatile garden and off-street parking.

Approaching the property there is a brick paved drive presenting space for parking multiple vehicles with front access to the reception room.

Entering the property to the reception room there is an electric stove and space for freestanding furniture with a half bay window looking to the front aspect and an understairs storage cupboard. A hall gives access to the stairs leading to the first-floor landing and the generous lounge. There is space for multiple suites with additional access to the understairs cupboard and rear garden access through double French doors. The fitted kitchen is accessed from the lounge, offering plenty of counter space and an integral fridge, freezer, dishwasher and sink with space/plumbing for freestanding appliances. Adjoining this is the garden room/utility which hosts additional space/plumbing for freestanding appliances alongside counterspace and the ground floor WC. The ground floor is completed by a second point of egress to the garden at the end of the garden room/utility.

Ascending to the first floor, the landing presents Bedroom One, a spacious double facing the rear aspect, this adjoins an ensuite shower room with a ceiling mounted rainfall shower, WC and sink. The ensuite has also been adapted for people with reduced mobility and can support a variety of sitting/walking aids. Bedroom Two is additionally a double looking to the front.



The rear garden opens to a paved patio area giving plenty of space for outdoor furniture. The garden continues to a grass laid lawn giving room for outdoor activities and is bordered by wooden panel fencing with a brick built outbuilding at the bottom of the garden giving space for additional storage.

Situated in Birmingham, this property is approximately 1.3 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:

Reception Room 10' x 11'9" (3.05m x 3.58m)

Hall

Lounge 10'5" x 11'7" (3.18m x 3.53m)

Kitchen 10'10" x 6'11" (3.3m x 2.1m)

Garden/Utility Room 11'2" x 6'11" (3.4m x 2.1m)

WC 6'2" x 2'7" (1.88m x 0.79m)

Landing

Bedroom One 14'3" x 12'1" (4.34m x 3.68m)

Bedroom Two 10'2" x 11'7" (3.1m x 3.53m)

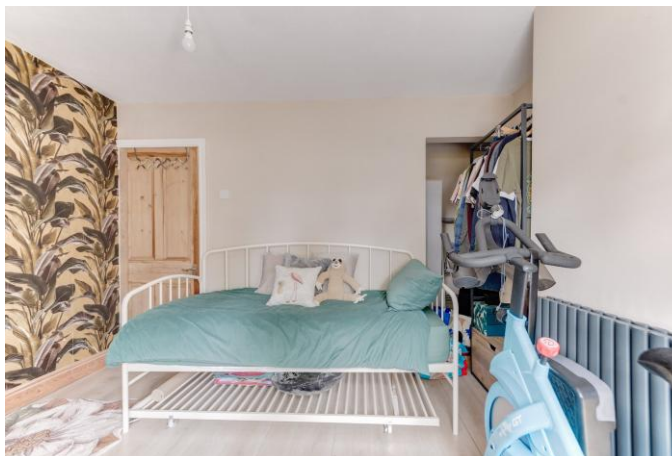
En-Suite 10'2" x 7'4" (3.1m x 2.24m)

EPC Rating: D

Council Tax Band: B (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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