

**AP MORGAN**



**Sylvan Avenue, Birmingham**  
Offers in excess of £275,000

**Features:**

- Peaceful Cul-de-sac location
- Well Presented Throughout
- Three Bed Semi Detached Home
- Off-Road Parking
- Generous Sized Rear Garden
- Useful Side Utility
- Spacious Kitchen/Living Room
- Close to Northfield Centre and its Amenities

**Description:**

Quiet cul-de-sac location. A well-presented three-bedroom semi-detached home, offering spacious accommodation in a sought-after residential area. Perfect for families or first-time buyers, this home combines modern living with excellent access to local amenities.

**Approach**

The property is approached via a private driveway providing off-road parking, with a pathway leading to the front entrance and a welcoming hallway.

**Ground Floor**

The ground floor comprises a bright and spacious lounge with a feature bay window, a modern fitted kitchen with ample storage and workspace, and an adjoining utility room offering further convenience and access to the rear garden.

**First Floor**

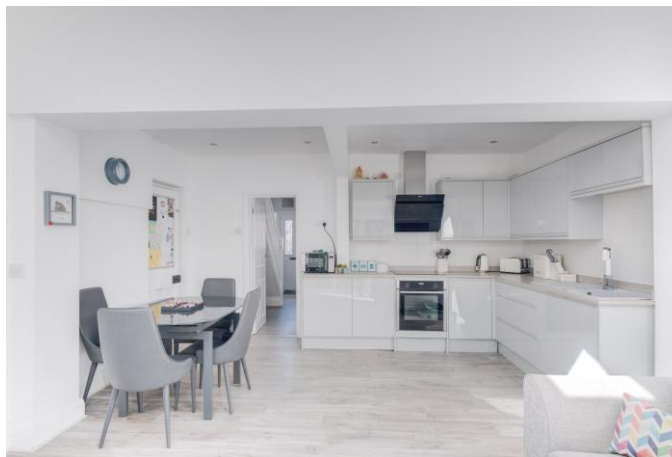
On the first floor, the property offers three good-sized bedrooms, including two doubles and a single, all served by a family bathroom. Bedroom one also benefits from a bay window, adding character and natural light.

**Outside**

To the rear, the property enjoys a very generous, well-maintained garden, ideal for entertaining, children's play, or simply relaxing outdoors.

**Location**

The property is close to Northfield Centre and its range of amenities, including shops, schools, public transport links, and road networks, making this a superb choice for those seeking both comfort and convenience.



**Details:**

**Reception Hall**

**Lounge** 15' x 9'6" (4.57m x 2.9m) Both Max

**Kitchen/Living Room** 17'3" x 15'4" (5.26m x 4.67m)

**Side Utility** 15' x 5'9" (4.57m x 1.75m) Both Max

**Landing**

**Bedroom 1** 12'6" x 9'3" (3.8m x 2.82m)

**Bedroom 2** 11' x 9'6" (3.35m x 2.9m)

**Bedroom 3** 7' x 5'6" (2.13m x 1.68m)

**Bathroom** 7'10" x 5'6" (2.4m x 1.68m)

**EPC Rating:** E

**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.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

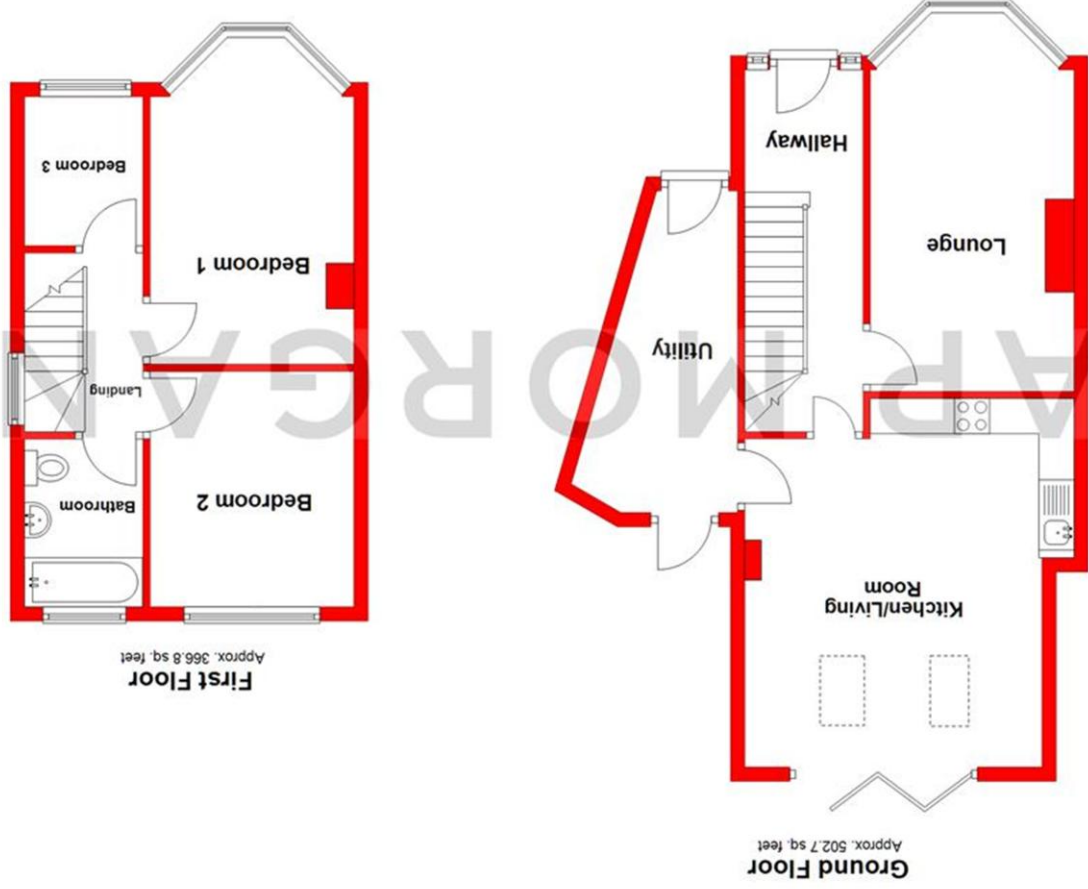
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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