

AP MORGAN



Halladale, Birmingham, West Midlands
Offers in the region of £175,000

Features:

- **Offered with no onward chain**
- Two-bedroom mid-terraced home
- Spacious lounge with fireplace
- Modern kitchen/diner
- Family bathroom with shower
- Tiered rear garden with patio
- Driveway for two cars

Description:

****Offered with no onward chain****

Nestled in a quiet and popular residential area, this well-presented two-bedroom mid-terraced property offers comfortable living spaces, modern convenience, and a low-maintenance garden — ideal for first-time buyers, downsizers, or investors alike.

Upon entering the property through the welcoming porch, you are greeted by a spacious lounge that provides ample space for both relaxing and entertaining, featuring a central fireplace and a practical layout.

To the rear of the property, the modern kitchen/diner boasts a range of fitted units, integrated sink, and generous counter space, creating a perfect hub for family meals or entertaining guests. Sliding patio doors lead directly out to the rear garden, enhancing the indoor-outdoor flow of the home.

Upstairs, the property offers two well-proportioned bedrooms, each providing comfortable and versatile accommodation. Bedroom one benefits from integrated storage, offering useful storage space, while Bedroom two is ideal as a guest room, nursery, or home office. The family bathroom provides a bathtub with overhead shower, wash basin, and WC.

Externally, the rear garden is tiered, featuring a patio area ideal for outdoor seating, steps leading up to a raised section with planting areas, and a rear gate for access. The space is low maintenance and offers plenty of potential for landscaping or creating a private retreat.

To the front, the property benefits from a block-paved driveway, providing convenient off-road parking for two vehicles.



Located on a quiet residential cul-de-sac, the property benefits from proximity to nearby shops and amenities, with nearby Kings Norton Green, Cotteridge, and Northfield town providing additional shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5, and M42 motorways, and beyond. Kings Norton train station is just over one mile away and provides free parking for rail passengers. Several well-regarded primary and secondary schools are also located nearby.

Details:

Porch 4'9" x 4'8" (1.45m x 1.42m)

Lounge 14'1" x 13'1" (4.3m x 4m)

Kitchen/Diner 9' x 13'1" (2.74m x 4m)

Landing

Bedroom 1 13'3" x 9'11" (4.04m x 3.02m)

Bedroom 2 10'2" x 7' (3.1m x 2.13m)

Bathroom 6'8" x 5'10" (2.03m x 1.78m)

EPC Rating: To be confirmed

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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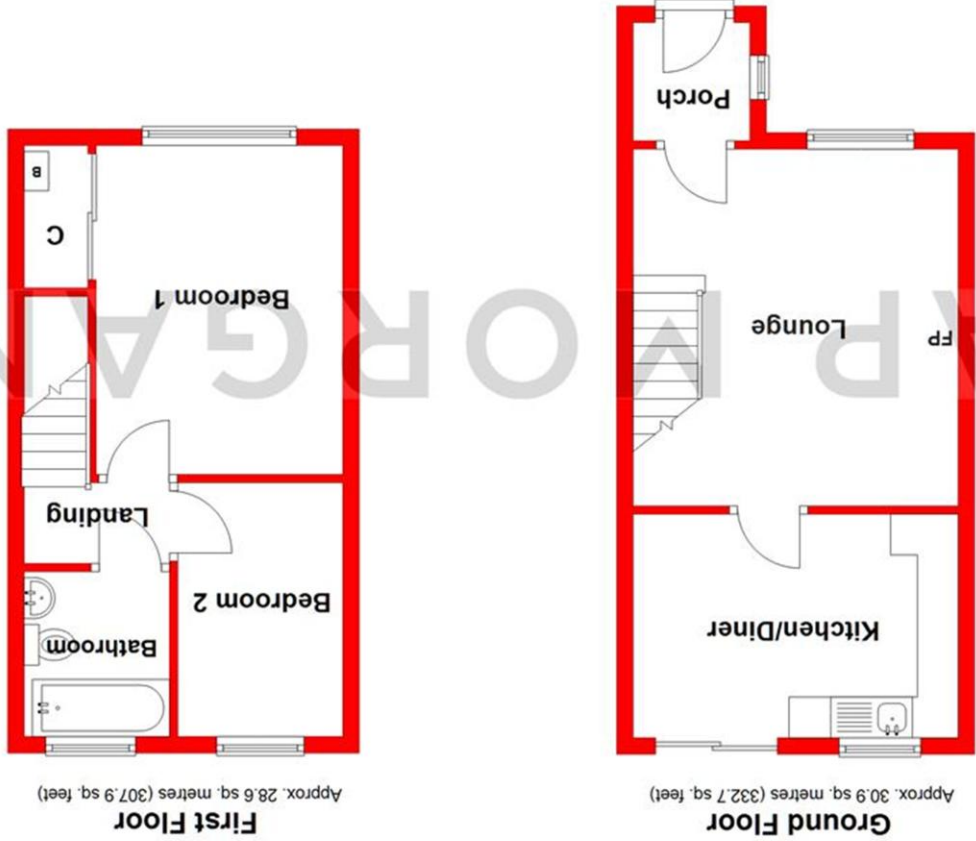
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