



AP MORGAN

Condoever Road, Birmingham
Offers in excess of £280,000

Features:

- Two double bedrooms
- Exciting development opportunity
- Accepted planning application for a dropped kerb
- Generous lounge/dining room
- Large fitted kitchen
- Utility & adjoining store room
- Comfortably sized family bathroom
- Off street parking
- Spacious garage

Description:

This two bedroom end of terrace house presents an exciting development opportunity with a generous lounge/dining room, large fitted kitchen, utility & adjoining storage room, two double bedroom, a comfortable sized family bathroom, a garage and a drive.

Approaching the property, there is a grass laid lawn bordered by a paved drive allowing space for parking multiple vehicles ultimately leading to the front porch allowing front access to the garage and front porch. There is granted planning permission allowing another dropped kerb for the rest of the properties boundary allowing for an extended/secondary drive.

Entering the property to the porch, there is plenty of room for removing outdoor footwear and access to the hall. The hall presents stairs leading to the first floor landing and immediate access to the lounge/dining room. The lounge is generously sized giving space for multiple suites and freestanding furniture with a front window looking to the front aspect. The adjoining dining room gives space for a dining table and chairs with rear garden access through double French doors. The kitchen is large and fitted with plenty of counterspace and integral electric oven, induction hob and sink with space for a freestanding fridge/freezer. The utility and adjoining storage room allows plenty of space for freestanding appliances and storage with additional rear garden access through a side door.

Ascending to the first floor, Bedroom One presents a spacious double room looking to the front aspect with multiple integral storage cupboards. Bedroom Two is also a large double looking to the rear aspect, similarly presenting multiple integral storage cupboards. The family bathroom is comfortably sized and offers a washbasin, WC and bath/shower.



The rear garden opens to a paved patio presenting ample room for outdoor furniture and continues to a grass laid lawn offering space for outdoor activities giving a versatile and adaptable space.

In addition to the existing property. Planning consent was granted in 2024 for the erection of a 2 bed end terrace NEW HOME. This house contains an open plan ground floor living area together with two bedrooms and main bathroom on the first floor, (planning no 2024/08089/PA).

Situated approximately 1.3 miles from Longbridge Retail Park, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links are also nearby as well as the M42, allowing access to major road networks.

Details:

Porch

Hall

Lounge 10'5" x 12'7" (3.18m x 3.84m)

Dining Room 9'6" x 8'7" (2.9m x 2.62m)

Kitchen 9'6" x 9'11" (2.9m x 3.02m)

Utility Room 7'8" x 5'2" (2.34m x 1.57m)

Storage 8'2" x 5'2" (2.5m x 1.57m)

Landing

Bedroom One 9'5" x 16'6" (2.87m x 5.03m) Both Max

Bedroom Two 8'6" x 12'6" (2.6m x 3.8m) Both Max

Bathroom 5'6" x 7'7" (1.68m x 2.3m)

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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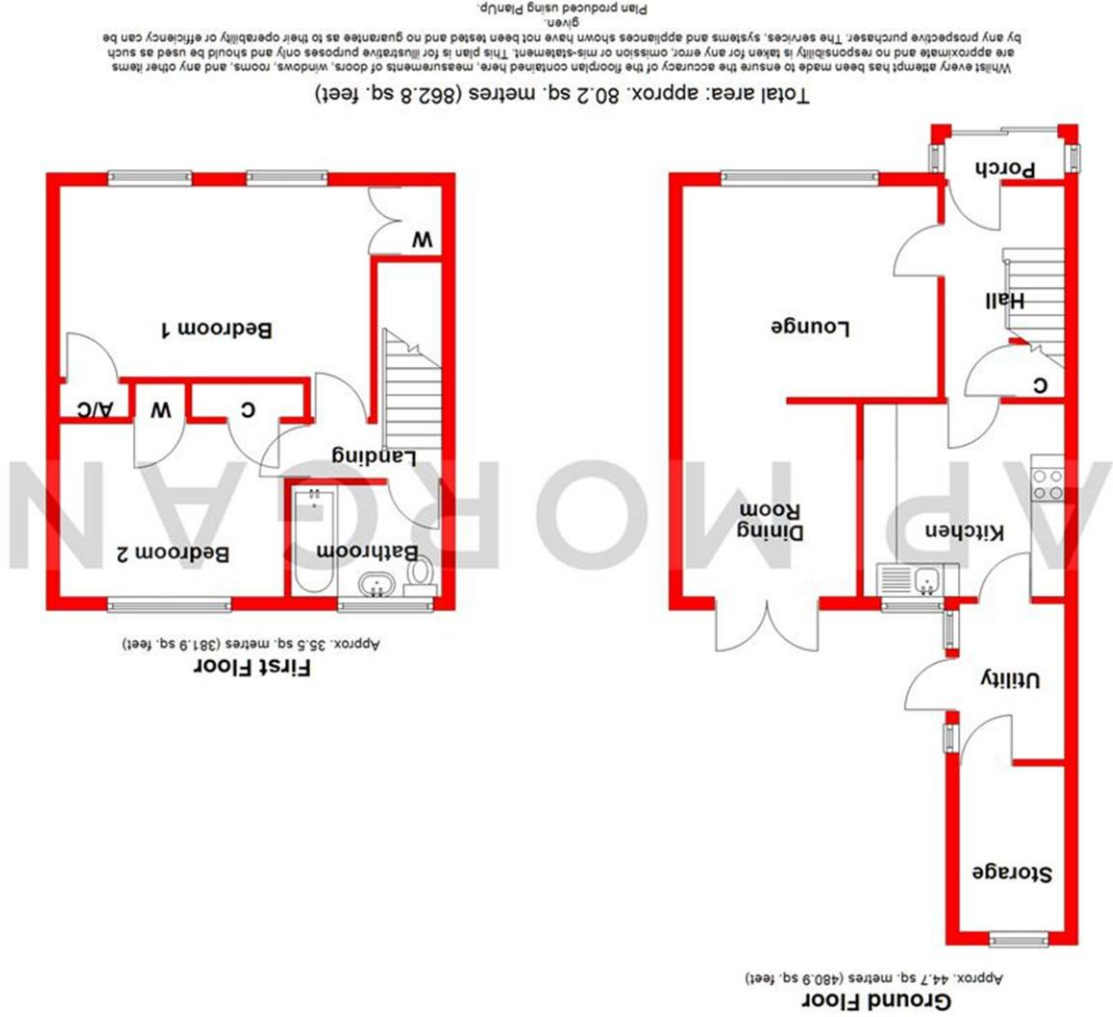
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