

**AP MORGAN**



**Grange Farm Drive, Birmingham**  
Offers in excess of £230,000



### Features:

- Popular Kings Norton Area
- Off-Road Parking
- Three Bed Semi Detached Property
- New Roof in 2025
- Spacious Lounge/Diner
- Fitted Kitchen with Appliances
- Low-Maintenance Garden with Patio Area
- Great School Catchments

### Description:

A READY-TO-MOVE-IN three-bedroom semi-detached home. Offering generous living space across two floors, this property is ideal for families, first-time buyers, or those seeking a well-presented home in a highly convenient setting.

#### Approach

The property is approached via a private driveway providing off-road parking and access to the front entrance.

#### Ground Floor

Upon entering the hallway, you are greeted by a welcoming layout that flows into the spacious lounge/dining room, perfect for both relaxation and entertaining. A modern fitted kitchen sits to the front of the home, offering ample storage and work surfaces. Stairs from the hallway rise to the first floor.

#### First Floor

The first floor features three well-proportioned bedrooms, with Bedroom 1 and Bedroom 2 positioned at the rear, and Bedroom 3 overlooking the front aspect. The family bathroom is complemented by a separate WC, adding further convenience.

#### Outside

To the rear, the property boasts a generous, low-maintenance garden, ideal for outdoor enjoyment, complete with two handy sheds for storage.

#### Location

The property is well positioned within excellent school catchments and is close to King's Norton Centre with its array of shops, amenities, and transport links.



**Details:**

**Lounge/Dining Room** 21'4" x 9'9" (6.5m x 2.97m) Both Max

**Kitchen** 21'4" x 10'11" (6.5m x 3.33m) Both Max

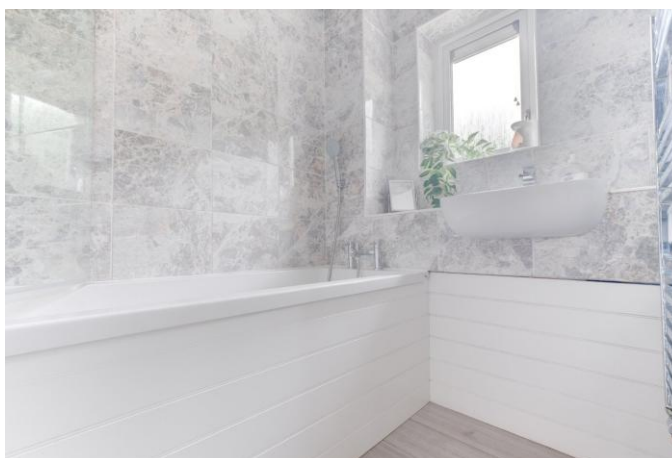
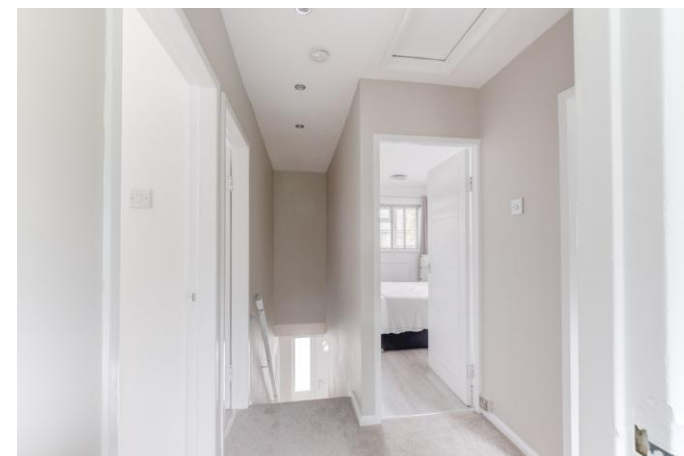
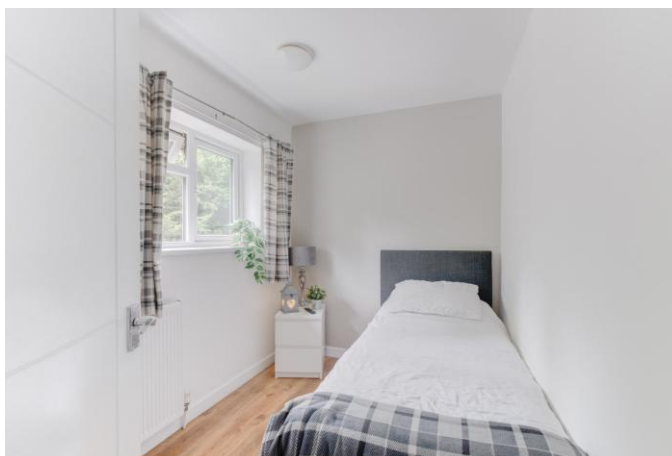
**Bedroom 1** 15'7" x 11'3" (4.75m x 3.43m) Both Max

**Bedroom 2** 13'7" x 7'11" (4.14m x 2.41m) Both Max

**Bedroom 3** 9'11" x 6'8" (3.02m x 2.03m)

**WC** 5'9" x 2'9" (1.75m x 0.84m)

**Bathroom** 8'5" x 4'11" (2.57m x 1.5m)



**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.



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?

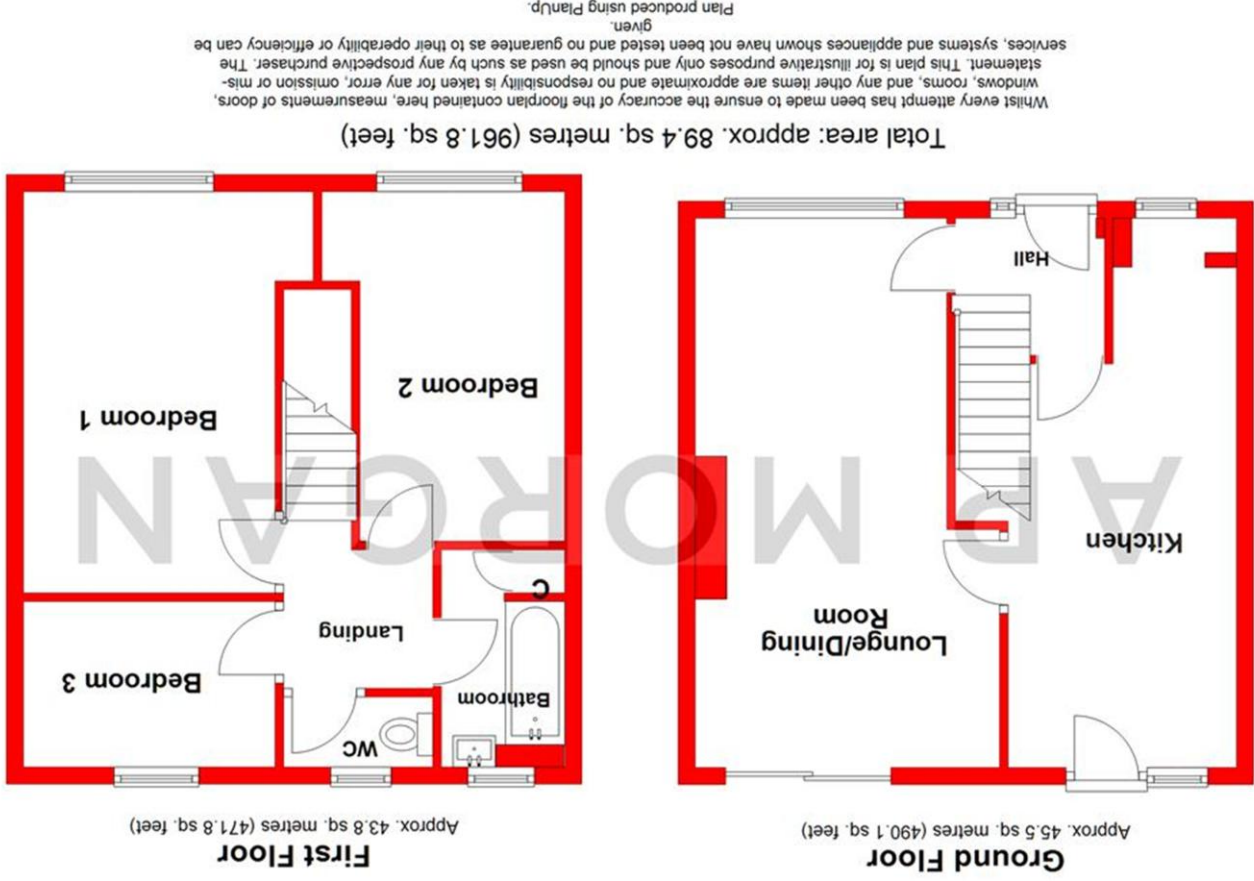
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.