

AP MORGAN



**Moorpark Road, Birmingham**  
Offers in excess of £300,000

**Features:**

- Two double & one single bedrooms
- Generous lounge
- Spacious kitchen/dining room
- Workspace
- Ground floor WC
- Contemporary family shower room
- Low maintenance rear garden
- Off-street parking

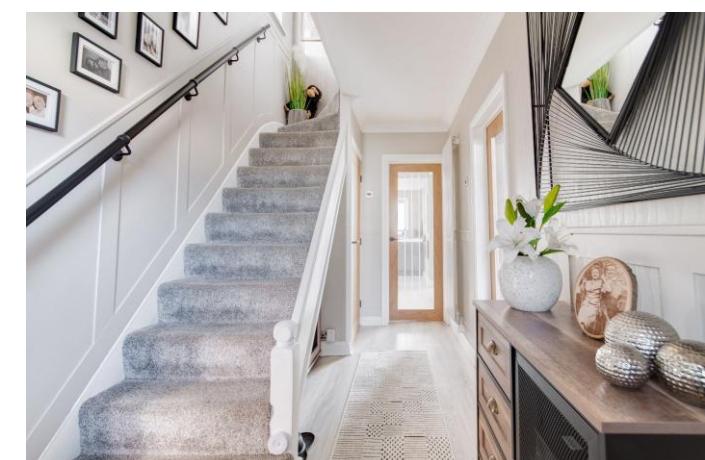
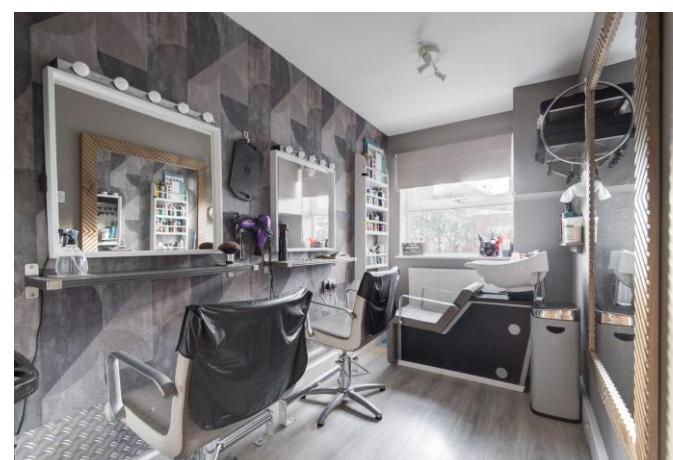
**Description:**

This beautifully presented three-bedroom, semi-detached house presents; a generous lounge, a spacious kitchen/dining room, a workspace, a ground floor WC, Two double & one single bedrooms, a contemporary family shower room, low maintenance rear garden and off-street parking.

Approaching the property, there is a block-paved drive offering space for parking multiple vehicles with front access to the porch and hall and wooden panel fencing at the side boundaries.

Entering the property to the porch and hall, there is plenty of room for removing outdoor footwear and jackets. The generous lounge is immediately accessible. Presenting a front facing bay window, gas fireplace and ample room for multiple suites. The contemporary and spacious kitchen/dining room offers plenty of counterspace with an integral fridge, freezer, electric oven, electric hob and dishwasher. The dining room hosts a central breakfast island and a log burning fireplace whilst a French door gives rear garden access with a secondary door leading to the side patio from the kitchen. The ground floor is completed by a workspace which is currently being utilised as a home salon, highlighting the versatility of the available space. Adjoining this is a ground floor WC.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the rear aspect with integral wardrobes and a bay window offering plenty of light. Bedroom Two is also a large double, looking to the front with a bay window. Bedroom Three is the single bedroom of the property which looks to the front. The family shower room is contemporary and sleek, presenting a washbasin, WC and walk-in shower.



The garden opens to a raised artificial lawn hosting space for outdoor furniture, additionally there is a side patio also offering secondary seating on a patio also laid with artificial lawn. Both areas converge to a large central artificial lawn surrounded by gravel. The garden is incredibly low maintenance yet allows plenty of room for planting in pots and entertaining/socialising. The garden is bordered by wooden panel fencing and is completed by a wooden shed allowing for external storage.

Situated approximately 1.6 miles from Northfield Shopping Centre which features a wide range of local amenities and shops. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located very closely, including King Edward VI School for Girls.

**Details:**

Porch

Hall

**Lounge** 10'6" x 11' (3.2m x 3.35m) Both Max

**Kitchen** 14'3" x 5'1" (4.34m x 1.55m) Both Max

**Dining Room** 11'10" x 10'6" (3.6m x 3.2m) Both Max

**Workspace** 11'5" x 5'10" (3.48m x 1.78m)

**Ground Floor WC** 3'6" x 5'9" (1.07m x 1.75m)

Landing

**Bedroom One** 10'5" x 9'7" (3.18m x 2.92m) Both Max

**Bedroom Two** 11'11" x 9'7" (3.63m x 2.92m) Both Max

**Bedroom Three** 6'11" x 7'10" (2.1m x 2.4m)

**Shower Room** 8'6" x 6'5" (2.6m x 1.96m)

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

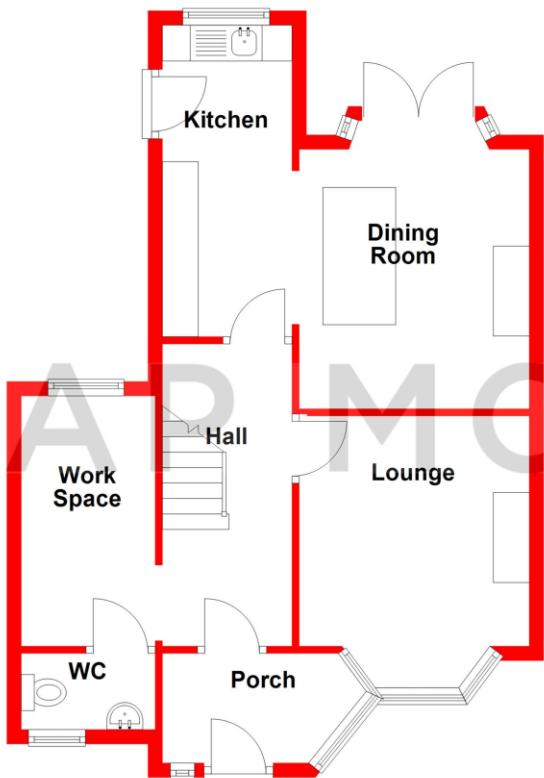
For more information or to arrange a viewing, please call us on 0121 827 6827.



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## Ground Floor

Approx. 53.7 sq. metres (577.9 sq. feet)



Total area: approx. 89.9 sq. metres (967.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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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 in cost and very reliable. Just ask for a quote.

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How can we help you?