

A two-story red brick house with a green door and bay windows. The house features a red brick roof with a chimney, a green-painted gable end, and a bay window on the ground floor with decorative stained glass. A large green bush is on the left, and a satellite dish is mounted on the wall. The sky is blue with white clouds.

**AP MORGAN**

**Kingsway, Oldbury, West Midlands**  
Offers in the region of £270,000

**Features:**

- Three bedroom semi detached
- Set back on a service road
- Original features throughout
- Log burning stove
- Two reception rooms
- Double garage with car access
- Rear garden & summerhouse
- Council Tax Band - C
- EPC - TBC

**Description:**

Presenting this delightful gem of a property with three bedrooms, stunning original features throughout, and a double garage.

Inside, the layout comprises an entrance hall with an under stairs pantry, a kitchen with stone worktops and access to the rear garden. A lounge with a feature bay window and a log-burning stove. There is also a second reception room with large windows and access to the rear. Upstairs are three bedrooms, two of which are spacious doubles, and the master has integrated wardrobe space. Completing the upstairs is a bathroom with a shower over the bath and a separate WC.

Outside, the property is set back from the main road on a service road. There is a front lawn and side access to the rear of the property, which has a lengthy lawn with an outhouse, summer house, and access to the double garage, which has two up-and-over garage doors and car access. Backing onto allotments ensures you won't be overlooked.

This property is located near plenty of schools and has great access links to the M5 for transport into Birmingham city centre. It is just two miles from Woodgate Valley Country Park for popular scenic walks and only 0.9 miles from amenities and supermarkets at Quinton.



**Details:**

**Entrance Hall**

**Pantry**

**Kitchen** 9'3" x 7' (2.82m x 2.13m)

**Reception Room** 14'9" x 11'1" (max) (4.5m x 3.38m (max))

**Lounge** 12'1" x 11'1" (3.68m x 3.38m)

**First Floor Landing**

**Master Bedroom** 14'8" x 9'10" (4.47m x 3m)

**Bedroom Two** 12' x 9'10" (3.66m x 3m)

**Bedroom Three** 9'11" x 6'11" (3.02m x 2.1m)

**Bathroom** 6'3" x 6'11" (1.9m x 2.1m)

**WC**

**Double Garage** 18'3" x 18'6" (5.56m x 5.64m)



**EPC Rating:** To be confirmed

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

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

For more information or to arrange a viewing, please call us on 01384 319 400.

## 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 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

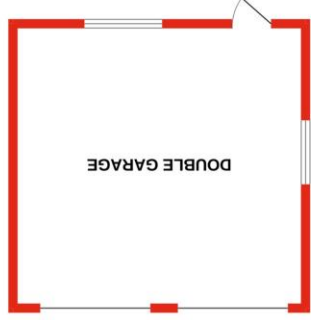
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

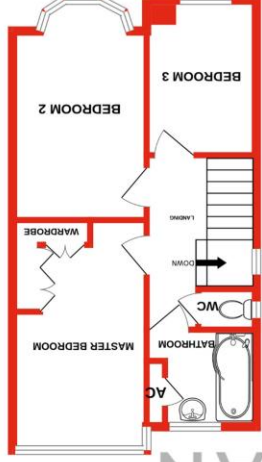
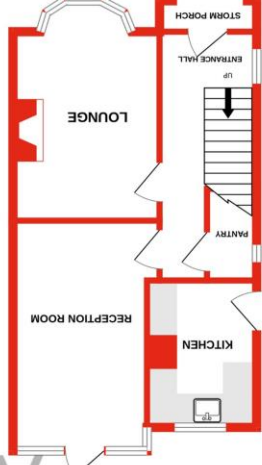
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
769 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

TOTAL FLOOR AREA: 1194 sq.ft. (110.9 sq.m.) approx.

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.

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