

**AP MORGAN**



**Orchard Drive, Birmingham**  
Offers in the region of £310,000



**Features:**

- Two double bedrooms
- Generous lounge
- Fitted kitchen
- Generous conservatory
- Bathroom
- Utility
- Garage
- Off street parking
- Low maintenance, spacious rear garden

**Description:**

This two-bedroom bungalow presents a spacious lounge, fitted kitchen, generous conservatory, bathroom, two double bedrooms, a utility, a garage and a spacious, low maintenance rear garden.

Approaching the property, there is a concrete drive which spans around to the side of the property allowing parking for multiple vehicles with front garage access and rear access obtained through a side gate. There is also a grass laid front lawn.

Entering the property, the hall presents a spacious lounge which gives room for multiple suites and other freestanding furniture. There is also access to the rear garden through a sliding patio door. The kitchen is fitted, offering plenty of counter space and an integral electric oven, gas hob and a sink. There is additional space for a dining table and chairs. There is an adjoining generous conservatory which has space for multiple suites or a dining table and chairs. Bedroom one is a large double looking to the front of the property, Bedroom two is also a large double currently used as a study. The bungalow is completed by a bathroom presenting a washbasin, WC and bath/shower, a utility and a garage.

The garden opens to a paved patio giving space for storage and outdoor furniture, continuing to an artificial lawn this is a low maintenance yet spacious garden bordered by wooden panel fencing.





Situated in Birmingham, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links like the nearby train station are also easily accessed with the M42, allowing access to major road networks.

**Details:**

**Porch**

**Hall**

**Lounge** 14' x 13'3" (4.27m x 4.04m) Both Max

**Kitchen** 12'5" x 10'7" (3.78m x 3.23m) Both Max

**Conservatory** 17'10" x 11'10" (5.44m x 3.6m) Both Max

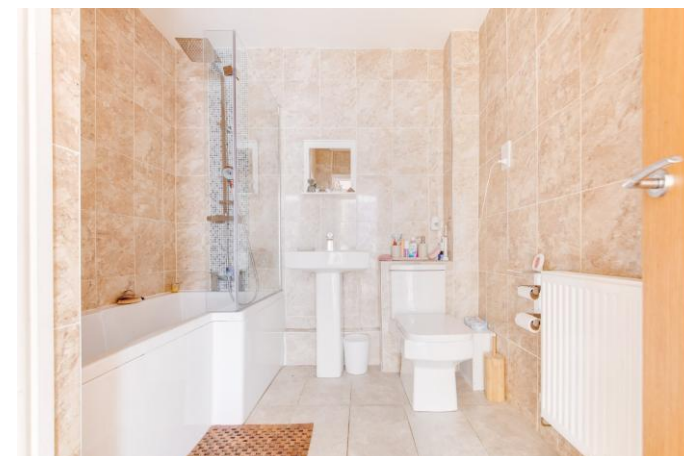
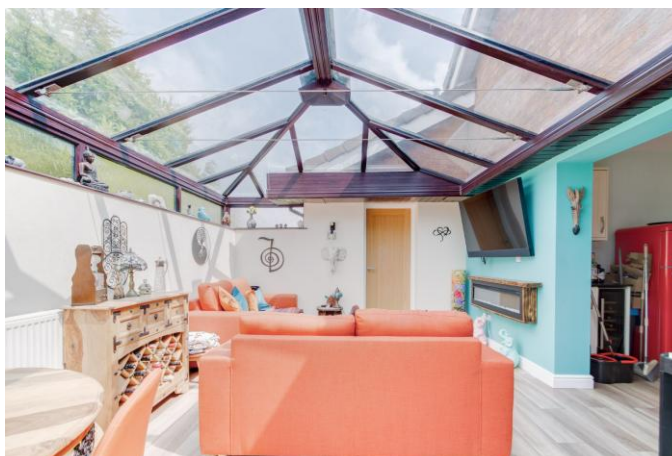
**Bedroom One** 11'9" x 11'11" (3.58m x 3.63m) Both Max

**Bedroom Two** 12'8" x 8'1" (3.86m x 2.46m) Both Max

**Bathroom** 7'5" x 7'6" (2.26m x 2.29m) Both Max

**Utility Room** 5'10" x 8' (1.78m x 2.44m)

**Garage** 8'9" x 8' (2.67m x 2.44m)



**EPC Rating:** D

**Council Tax Band:** D (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 Wisser 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?

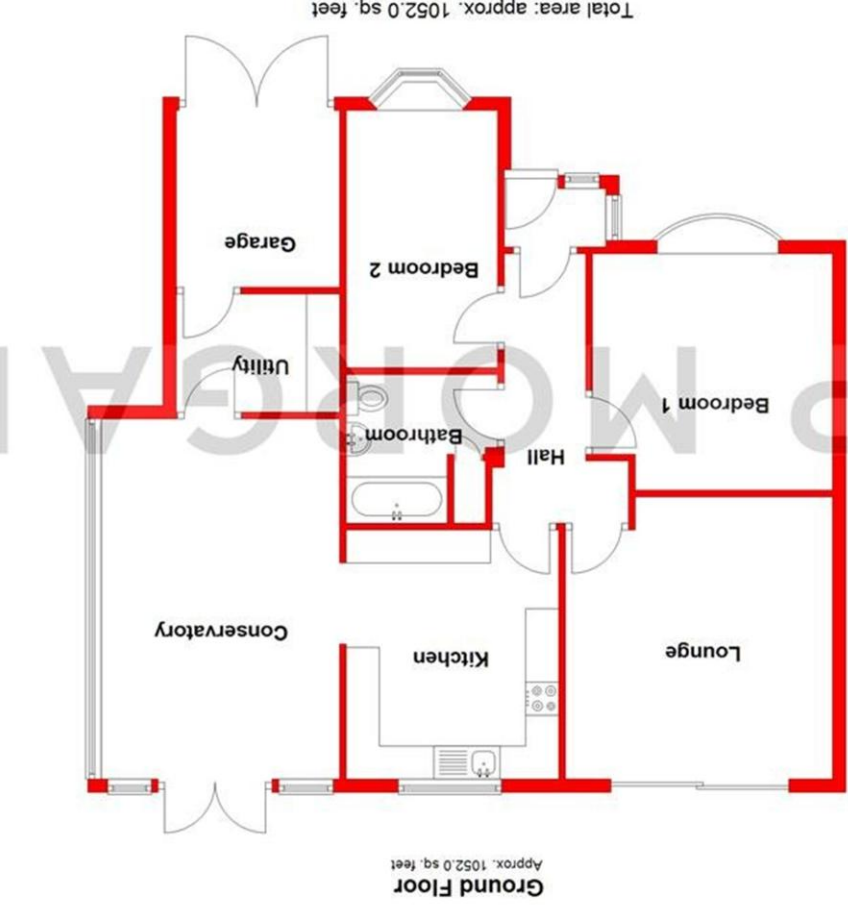
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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Plan produced using Planlup.

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