

AP MORGAN



Kelverdale Grove, Birmingham
Asking Price £235,000

Features:

- Two double bedrooms
- Semi-detached
- Generous garden
- Sizeable living room with dining space
- Family bathroom
- Off-street parking

Description:

A wonderfully presented two-bedroom, semi-detached home on a quiet cul-de-sac road, conveniently located near to shops and amenities, plus canals and tranquil green spaces, situated in the popular area of King's Heath.

The property is fronted by a generous gravel driveway suitable for several vehicles, leading up to the front door, plus direct access to the utility room.

The ground floor boasts a welcoming entrance hall that provides access to the main living areas. The spacious living room is filled with natural light, thanks to its large window and dual aspect, creating an inviting atmosphere. Connected to the living room is a conservatory, seamlessly connecting the indoors and outdoors, and providing a space to enjoy the garden all year round. Adjacent to the living room is the kitchen, providing ample workspace and storage, electric hob and oven, and an alcove for a refrigerator. A utility room is situated just off the kitchen, offering additional storage space and room and plumbing for household appliances.

Moving to the first floor, the property features two generously sized bedrooms, both thoughtfully arranged to maximize comfort and space. The main bedroom, positioned at the front of the property, with abundant natural light and integrated storage. The second bedroom, overlooking the rear garden, is also spacious and versatile, with a built-in wardrobe. The bathroom on this floor is well-appointed, featuring modern fixtures and a functional layout, great for family living.



Details:

Entrance Hall

Living Room 11'4"x21'4" (3.45mx6.5m)

Conservatory 9'6"x9'2" (2.9mx2.8m)

Kitchen 7'5"x12'4" (2.26mx3.76m)

Utility Room 4'4"x16'11" (1.32mx5.16m)

Landing

Bedroom 1 14'5"x9'11" (4.4mx3.02m)

Bedroom 2 11'6"x11'4" (3.5mx3.45m)

Bathroom 7'11"x5'6" (2.41mx1.68m)



EPC Rating: To be confirmed

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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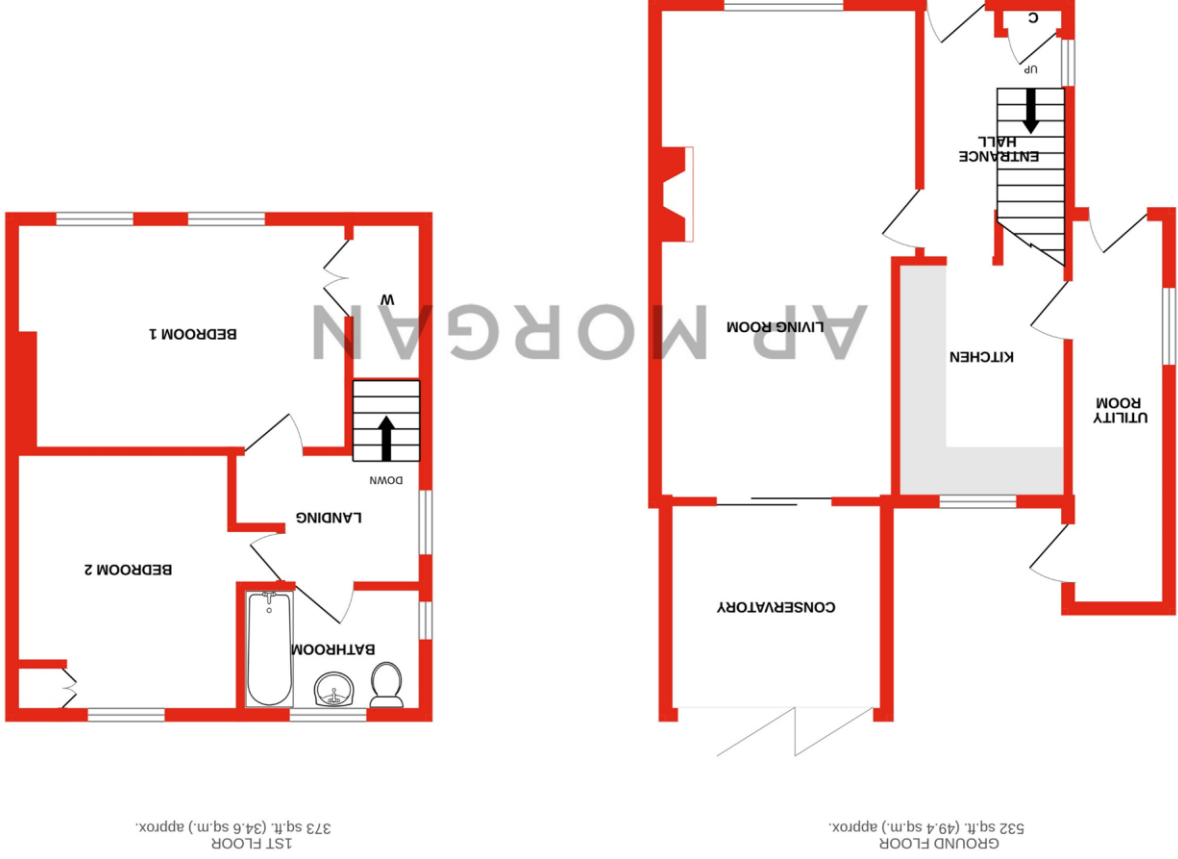
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