

**AP MORGAN**



**Effingham Road, Birmingham**  
Offers in the region of £425,000



**Features:**

- Five double bedrooms
- Spacious living room/dining room/kitchen
- Ground floor bathroom
- Plenty of storage
- Off street parking
- Low maintenance rear garden

**Description:**

This five double bedroom, semi-detached house presents a spacious, open plan living room/dining room/kitchen, a ground floor bathroom, plenty of storage space, off street parking and a low maintenance rear garden.

Approaching the property there is a concrete drive allowing for parking multiple vehicles while giving access to the front porch.

Entering the property to the porch and hall this gives immediate access to the living room/dining room/kitchen, this is a spacious room allowing for multiple suites and other freestanding furniture. The dining room portion gives space for a dining table and chairs and opens to the fitted kitchen which offers plenty of counterspace with an integral sink, double electric ovens, an electric hob, dishwasher, washing machine, dryer, fridge freezer and sink. There is also under stair storage. The large ground floor bathroom is accessed from the dining room presenting a washbasin, WC and bath/shower. The ground floor is completed by Bedroom Five, a double bedroom which looks to the front aspect.

Ascending to the first floor the landing presents, Bedroom One, a large double looking to the rear of the property, Bedroom Two is also a large double but looks to the front aspect, Bedroom Three is another double and Bedroom Four is the final double bedroom also looking to the front.

The rear garden opens to a raised decked patio which is perfect for socialising and storing outdoor furniture, descending through steps to the artificial lawn, this is a low maintenance and enjoyable outdoor space which can be tailored to any family's needs.





Situated in Billesley, 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**

**Living Room/Dining Room** 21'6" x 15'10" (6.55m x 4.83m)  
Both Max

**Kitchen** 11' x 10'10" (3.35m x 3.3m) Both Max

**Bathroom** 11'7" x 4'1" (3.53m x 1.24m)

**Bedroom Five** 11' x 6' (3.35m x 1.83m)

**Landing**

**Bedroom One** 10'5" x 8'1" (3.18m x 2.46m)

**Bedroom Two** 10'2" x 9'2" (3.1m x 2.8m) Both Max

**Bedroom Three** 8'3" x 7'6" (2.51m x 2.29m) Both Max

**Bedroom Four** 11' x 5'11" (3.35m x 1.8m) Both Max

**EPC Rating:** E

**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 817 8585.



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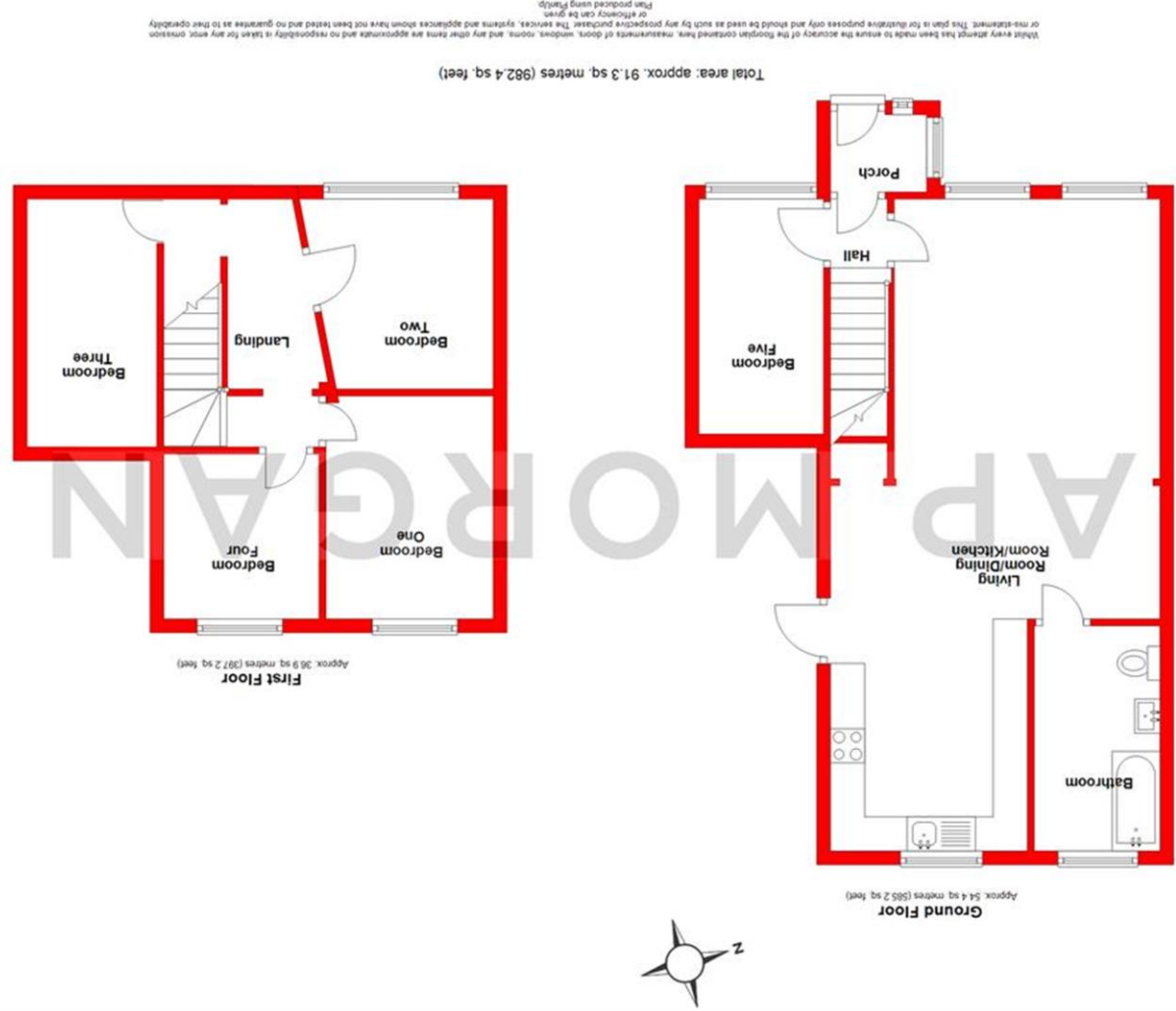
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