

AP MORGAN



Staple Hall Road, Birmingham
Offers in excess of £300,000

Features:

- Three double bedrooms
- Spacious lounge
- Fitted kitchen
- Generous dining room
- Conservatory
- Ground floor WC
- Family bathroom
- Separate WC
- Versatile rear garden
- Off street parking

Description:

This three-bedroom semi-detached house presents a spacious lounge, generous dining room, fitted kitchen, three double bedrooms, ground floor WC, versatile rear garden and off-street parking.

Approaching the property there is a brick paved drive, giving parking space for multiple vehicles with front access to the porch with side access to the rear garden through a gate.

Entering the property to the hall, there is immediate access to the spacious lounge which allows for multiple suites and adjoins a dining room presenting a dining table and chairs. Adjoining this is a conservatory which allows panoramic views of the rear garden and gives space for freestanding furniture. The kitchen hosts fitted cabinetry with an integral electric oven, separate oven/microwave and a sink alongside space/plumbing for freestanding appliances. The ground floor is completed by a WC.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front with space for freestanding furniture, Bedroom Two is also a large double presenting integral storage and Bedroom Three is the final double also looking to the rear. The first floor is completed by a modern family bathroom which presents a washbasin, bath, shower and integral storage. The first floor is completed by a separate WC.

The garden is versatile and opens to a concrete patio area, giving plenty of space for outdoor furniture; this continues to a grass laid lawn bisected by a brick paved path ultimately leading to a pair of sheds. The garden is bordered by wooden panel fencing.



Situated in Birmingham approximately 1 mile from Northfield high street, with a supermarket at the end of the road. The property is well positioned and a short drive for amenities including schooling, shops, supermarkets alongside public transport links and access to the M42 and M5 motorways.

Details:

Hall

Lounge 11'10" x 12'5" (3.6m x 3.78m)

Dining Room 11'11" x 11'2" (3.63m x 3.4m)

Kitchen 11'3" x 8'10" (3.43m x 2.7m)

Conservatory 12'11" x 11'2" (3.94m x 3.4m)

Ground Floor WC 5'4" x 3'9" (1.63m x 1.14m)

Landing

Bedroom One 11'10" x 10'3" (3.6m x 3.12m)

Bedroom Two 11'7" x 11'2" (3.53m x 3.4m) Both Max 8'9 to Wardrobes

Bedroom Three 8'8" x 8'10" (2.64m x 2.7m)

Bathroom 10' x 9'9" (3.05m x 2.97m) Both Max

WC 3'11" x 4'6" (1.2m x 1.37m)

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 0121 827 6827.



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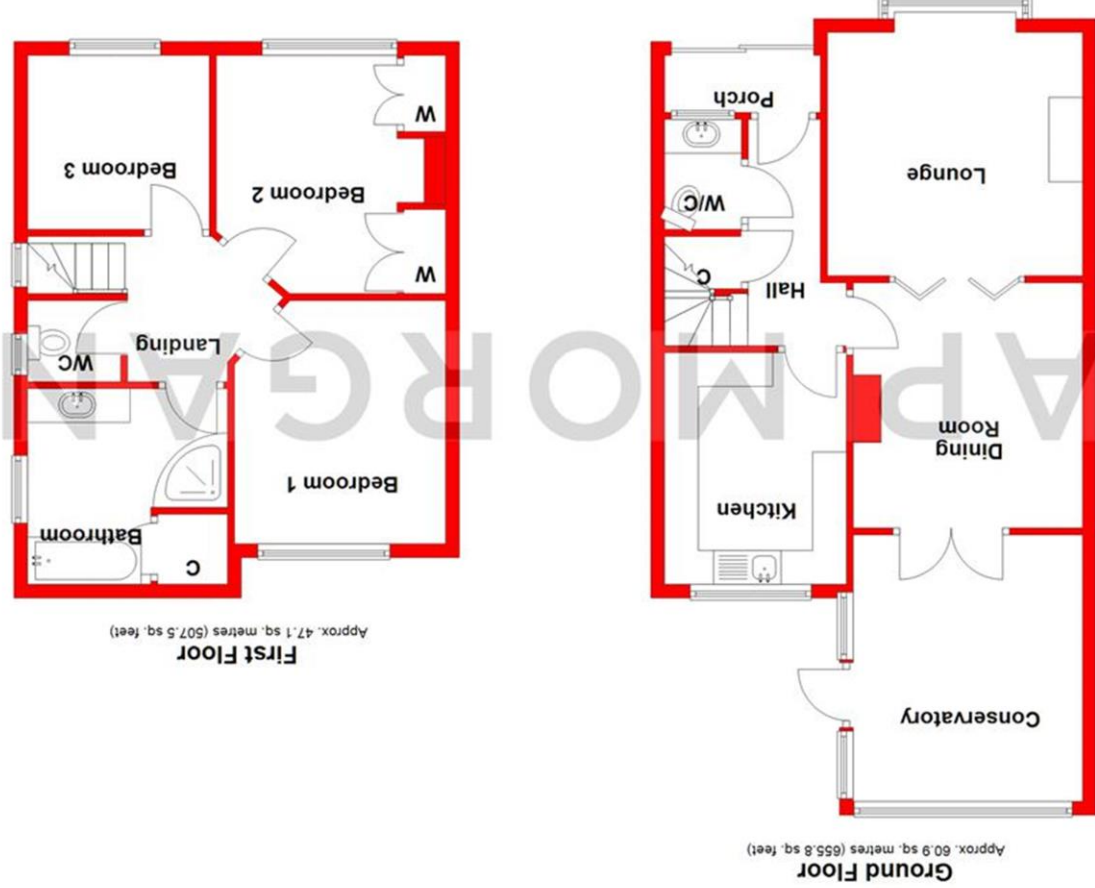
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Total area: approx. 108.1 sq. metres (1163.3 sq. feet)

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Plan produced using PlanUp.

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