

**AP MORGAN**



**Bibury Road, Birmingham**  
Offers in the region of £375,000



**Features:**

- Three bedrooms
- Spacious lounge/diner
- Practical kitchen
- Family bathroom
- Extensive garage
- Generous front & rear gardens
- Off-street parking

**Description:**

Situated on a quiet residential road, this attractive, 1930s property offers three well-sized bedrooms, a sizeable living room, generous front and rear gardens, and charming period features. Bibury Road is a convenient distance from numerous local shops and amenities, plus the train station.

This well-presented home is fronted by a block-paved driveway providing parking for several vehicles plus a garage for further parking or storage, and a generous integrated porch to the front door.

Once inside, the welcoming interior comprises: an inviting entrance hallway; a spacious lounge/dining room with feature bay window; a bright, kitchen offering ample fitted wall and base units, electric oven and gas hob, sink, and plumbing for washing appliances. A door from the kitchen leads to the sizeable garage.

Rising upstairs, the first-floor landing has doors leading off to: Double bedroom one with large bay window, double bedroom two also with bright bay window, single bedroom three, a modern family shower room with a corner bath and separate shower.

Moving outside, the property enjoys a generously sized garden, laid to an initial paved patio seating area on to a generous lawn and a wendy house.

The property is positioned in the very popular location of Hall Green. Residents here enjoy easy access to a range of local amenities, including shops, eateries and good schools.





The property is situated minutes from Stratford Road (A38), offering speedy access to Birmingham city centre, Shirley & Solihull, and the M42. In addition, Hall Green and Yardley Wood train stations provide services to Birmingham and Stratford-Upon-Avon.

**Details:**

**Porch**

**Hall**

**Living/Dining Room** 10'6"x29'8" (3.2mx9.04m)

**Kitchen** 8'2"x12'4" (2.5mx3.76m)

**Garage** 8'8"x26' (2.64mx7.92m) Max.

**Landing**

**Bedroom 1** 11'7"x14'8" (3.53mx4.47m)

**Bedroom 2** 10'6"x15' (3.2mx4.57m)

**Bedroom 3** 7'x8'5" (2.13mx2.57m)

**Bathroom** 8'1"x6'2" (2.46mx1.88m)

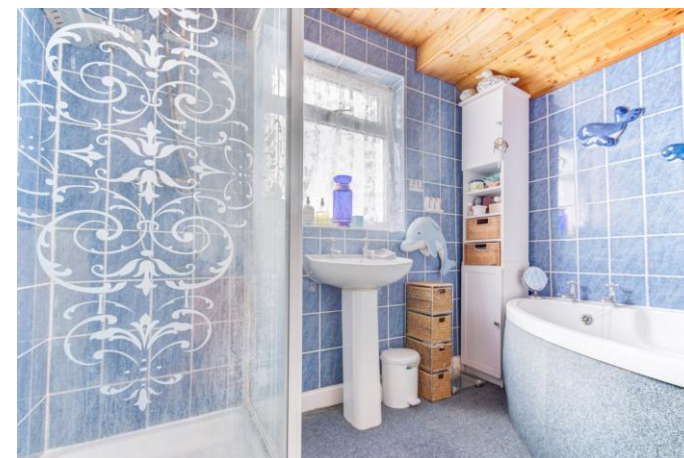
**WC** 5'2"x2'8" (1.57mx0.81m)

**EPC Rating:** E

**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 817 8585.



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Need a mortgage?

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Property to sell?

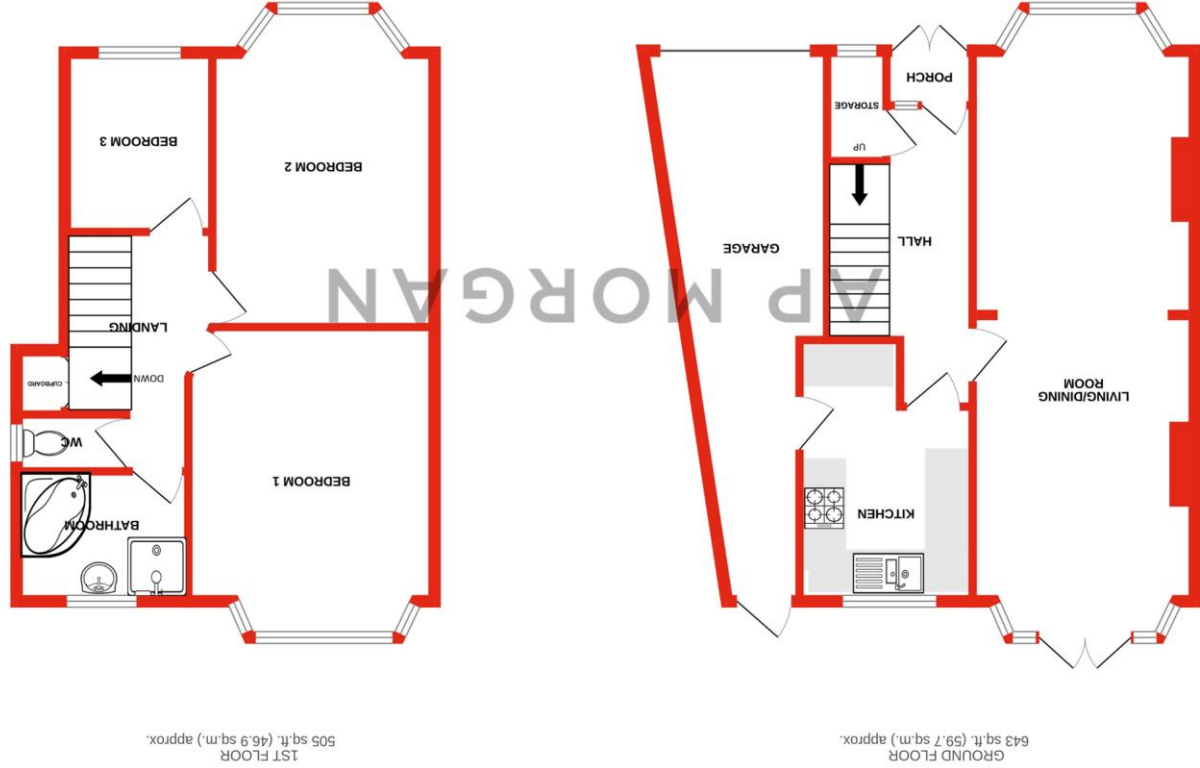
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