

AP MORGAN



Pipers Green, Birmingham
Asking Price £475,000

Features:

- Four Bedrooms
- Detached house
- Integrated garage
- Driveway parking
- Freshly painted
- New boiler installed
- Yardley Wood & Hall Green stations nearby

Description:

Located on a quiet, residential road in a well-connected area within easy distance from Stratford Road (A34) and Yardley Wood Train Station, this delightful property offers four generous bedrooms, two bathrooms - one ensuite to the primary bedroom, and ample off-street parking.

The property is approached via an immaculate front garden, with block paved driveway for two vehicles and lawn space, leading up to a front door sheltered by an open porch.

The ground floor provides a balanced layout with a dining room to the front, expansive living room to the rear, well-sized kitchen also to the rear, and convenient central downstairs WC. The dining room is well-suited for a family dining table and chairs, lit by a large window. The living room is exceptionally spacious, including a bay window with French doors to the garden; able to accommodate various furniture configurations, this space is ideal for relaxing or entertaining guests. The kitchen provides plenty of counter space & cabinetry, a gas hob, electric oven, double sink with draining board, plus space & plumbing for a washing machine. The handy ground floor WC is home to a WC and pedestal basin, and the garage will accommodate a single large car plus storage.

Rising upstairs, the first floor accommodates four well-proportioned bedrooms, the first with an ensuite shower room, and the family bathroom. Bedroom One, the main room, is spacious and light with integrated storage, ample room for a large double, plus additional furniture. The ensuite provides a shower, WC, and handbasin. Bedroom Two is a second, large double looking out to the front aspect of the property. Bedroom Three is a third double bedroom to the rear.

Bedroom Four is a comfortable single room overlooking the garden, perfect for use as a home office, nursery or guest room. The family bathroom completes this floor with a bath and mains shower above, WC, and a pedestal basin.



The garden is of a generous size, with both block-paved and lawn-laid areas, fenced/hedged borders, and a paved path.

Pipers Green is located in a popular residential area known for its excellent shops and convenient location. 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. Local schools include: Hall Green Nursery and Infant School, Hall Green Junior School, Chilcote School and all Hall Green secondary schools are in catchment.

Details:

Entrance Hall

Dining Room 7'10"x10'6" (2.4mx3.2m) Max. dimensions

Living Room 15'1"x18'2" (4.6mx5.54m) Max. dimensions

Kitchen 7'10"x14'3" (2.4mx4.34m) Max. dimensions

WC 6'1"x3'3" (1.85mx1m)

Garage 8'6"x16'4" (2.6mx4.98m)

Landing

Bedroom 1 14'2"x14'4" (4.32mx4.37m) Max. dimensions

Ensuite 6'1"x7'3" (1.85mx2.2m) Max. dimensions

Bedroom 2 9'2"x14'11" (2.8mx4.55m)

Bedroom 3 9'2"x11'3" (2.8mx3.43m)

Bedroom 4 7'10"x11'3" (2.4mx3.43m) Max. dimensions

Bathroom 6'4"x7'8" (1.93mx2.34m)

EPC Rating: C

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

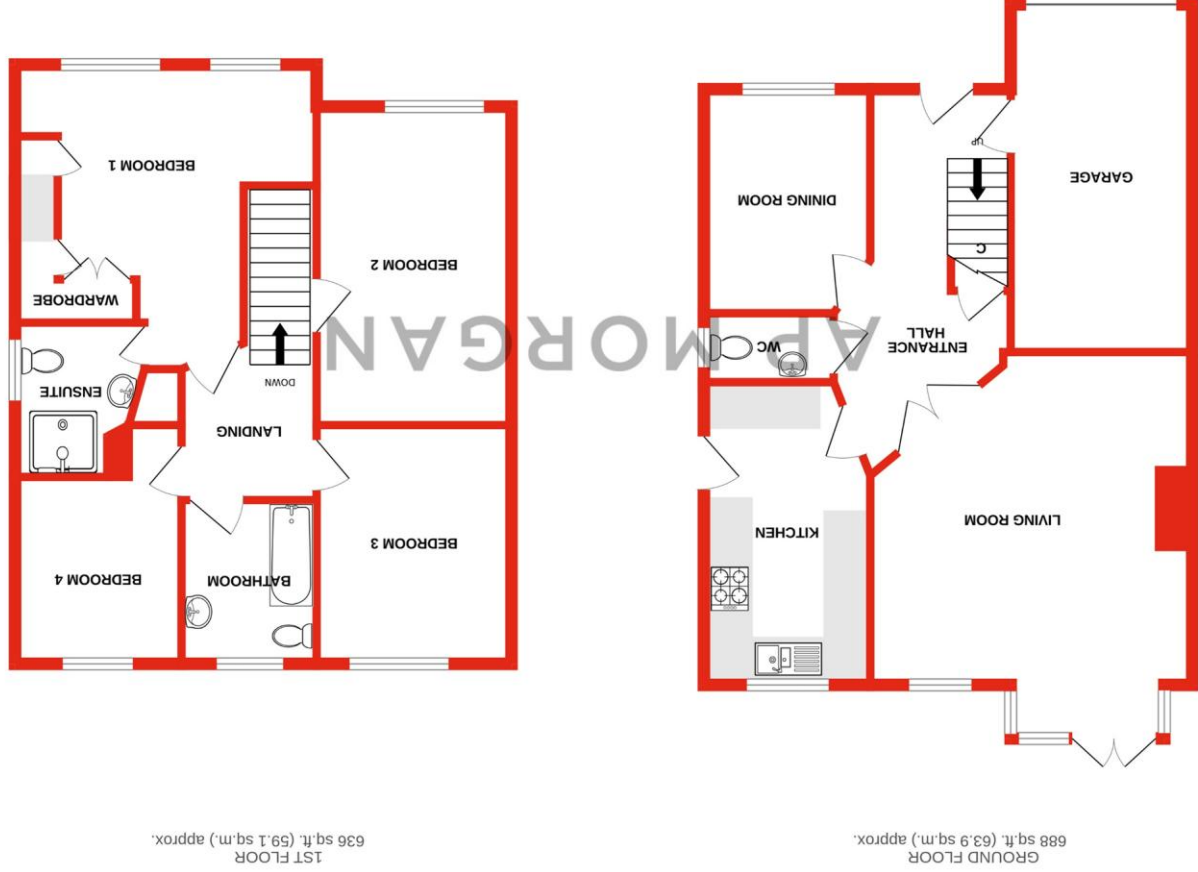
We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: 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.

Need a removal company and storage?
A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.



GROUND FLOOR (688 sq.ft. (63.9 sq.m.) approx.)

1ST FLOOR (636 sq.ft. (59.1 sq.m.) approx.)