

**AP MORGAN**



**Stonor Road, Birmingham**  
Offers Over £375,000



**Features:**

- Two double and one single bedrooms
- Spacious living/dining room
- Generous kitchen
- Ground floor shower room
- Family bathroom
- Off street parking
- Low maintenance garden
- Plenty of storage

**Description:**

This well presented three-bedroom, semi-detached house presents, a spacious living/dining room, a generous kitchen, a ground floor shower room, two double and one single bedrooms, a family bathroom, a low maintenance rear garden and off-street parking.

Approaching the property, there is a brick-paved drive giving off street parking to multiple vehicles and front access.

Entering the property there is a porch and a hall immediately leading to the spacious living/dining room which gives space for multiple suites, is illuminated by a front facing bay window and allows room for a dining table and chairs. The generous kitchen presents plenty of counter space and an integral sink, dishwasher, gas hob, electric oven and space/plumbing for freestanding appliances. The kitchen features a central island allowing for additional seating. The ground floor continues to present a ground floor shower room and access to the rear garden through a sliding patio door from the kitchen.

Ascending to the first floor, the landing presents Bedroom one, a large double looking to the front aspect with a curved bay window and integral storage spanning the length of the room. Bedroom two is similarly a large double looking to the rear, also with integral storage. Bedroom three is a single looking to the front aspect. The family bathroom presents a washbasin, WC & bath/shower.

The rear garden opens to a paved area which is low maintenance while allowing for plenty of space for outdoor activities/entertaining.





Situated in Birmingham, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links are also nearby as well as the M42, allowing access to major road networks.

**Details:**

**Porch**

**Hall**

**Living/Dining Room** 25'1" x 11'4" (7.65m x 3.45m) Both Max

**Kitchen/Diner** 12'2" x 14'2" (3.7m x 4.32m) Both Max

**Ground Floor Shower Room** 5'11" x 6'9" (1.8m x 2.06m)  
Both Max

**Landing**

**Bedroom One** 15'3" x 10'8" (4.65m x 3.25m) Both Max

**Bedroom Two** 12'9" x 10'8" (3.89m x 3.25m) Both Max

**Bedroom Three** 8'4" x 6'9" (2.54m x 2.06m)

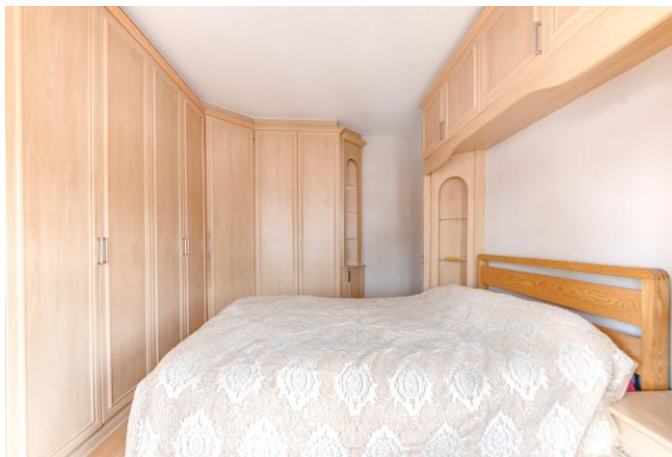
**Bathroom** 8'11" x 6'8" (2.72m x 2.03m)

**EPC Rating:** D

**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 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](http://www.wisermortgageadvice.co.uk)

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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.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable charge. These charges cover the cost of obtaining relevant data, any monitoring and checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

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