

AP MORGAN



Stonerwood Avenue, Birmingham
Offers in excess of £500,000

Features:

- Four/Five double bedrooms
- Spacious kitchen/diner
- Generous lounge
- Secondary reception room
- Ground floor WC
- En suite shower room
- Vast grass laid garden
- Off-street parking

Description:

This well-presented four-bedroom, semi-detached house presents a spacious kitchen/diner, a generous lounge, secondary reception room, ground floor WC, four double bedrooms, an en-suite, a family bathroom, vast grass-laid garden and off-street parking.

Approaching the property, there is a brick paved drive with space for parking multiple vehicles, giving front access to the house, sidestore and covered seating area.

The ground floor opens to an entrance hall with space for removing outdoor clothing and footwear. The generous lounge and adjoining spacious kitchen/diner present a versatile room with space for multiple suites and other freestanding furniture, the kitchen hosts ample counter space and an integral electric oven, microwave, dish washer and fridge/freezer; completing the counter space is a substantial breakfast island presenting an induction hob and space for seating. The kitchen/diner also provides space for a large dining table and chairs allowing for views of the rear garden to be enjoyed through glass bifold doors and the space to be illuminated from two large skylights. The ground floor also presents a front reception room, currently being used as a fifth bedroom, this is a generous room welcoming a variety of uses. The utility room presents counterspace and space/plumbing for freestanding appliances while also allowing room for storage. Finishing the ground floor is the WC, and a sidestore spanning a good length of the property.

Ascending to the first floor the landing presents Bedroom One, a large double looking to the rear aspect, which is bolstered by an adjoining ensuite, providing a washbasin, WC and shower. Bedroom Two is also a double looking to the front, Bedroom Three is also a front facing double and Bedroom Four is the final double looking to the rear aspect. The family bathroom is modern and presents a washbasin, WC, shower and bath. Completing the landing is a storage cupboard.



The vast rear garden opens to a paved patio area which gives plenty of space for storage and furniture. This continues to a grass-laid lawn which is partially shaded by a multitude of trees, creating a space perfect for outdoor activities. The garden is bordered by wooden panel fencing.

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:

Entrance Hall

Lounge 14'9" x 18'9" (4.5m x 5.72m) Both Max

Kitchen/Diner 18'3" x 24'10" (5.56m x 7.57m) Both Max

Reception Room 17'9" x 8'5" (5.4m x 2.57m) Both Max

Garage 24'11" x 5'2" (7.6m x 1.57m)

Utility Room 11'9" x 5'10" (3.58m x 1.78m)

WC 3'2" x 6'2" (0.97m x 1.88m)

Landing

Bedroom One 15'5" x 9'9" (4.7m x 2.97m) Both Max

Ensuite 7'1" x 4'7" (2.16m x 1.4m) Both Max

Bedroom Two 13'5" x 8'8" (4.1m x 2.64m)

Bedroom Three 10'9" x 9'8" (3.28m x 2.95m) Both Max

Bedroom Four 10'4" x 8'7" (3.15m x 2.62m) Both Max

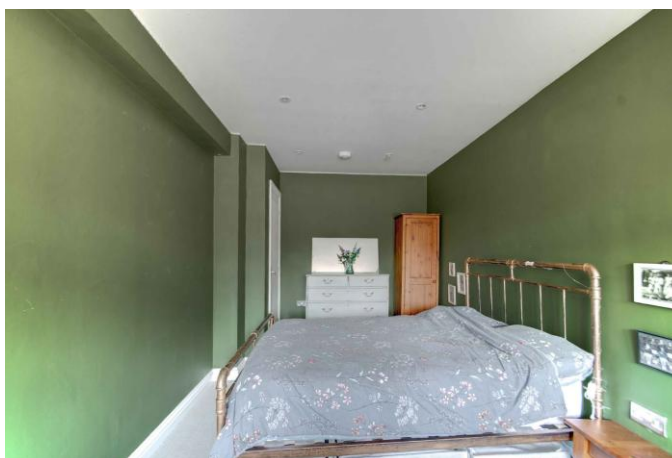
Bathroom 7' x 9'8" (2.13m x 2.95m) Both Max

EPC Rating: To be confirmed

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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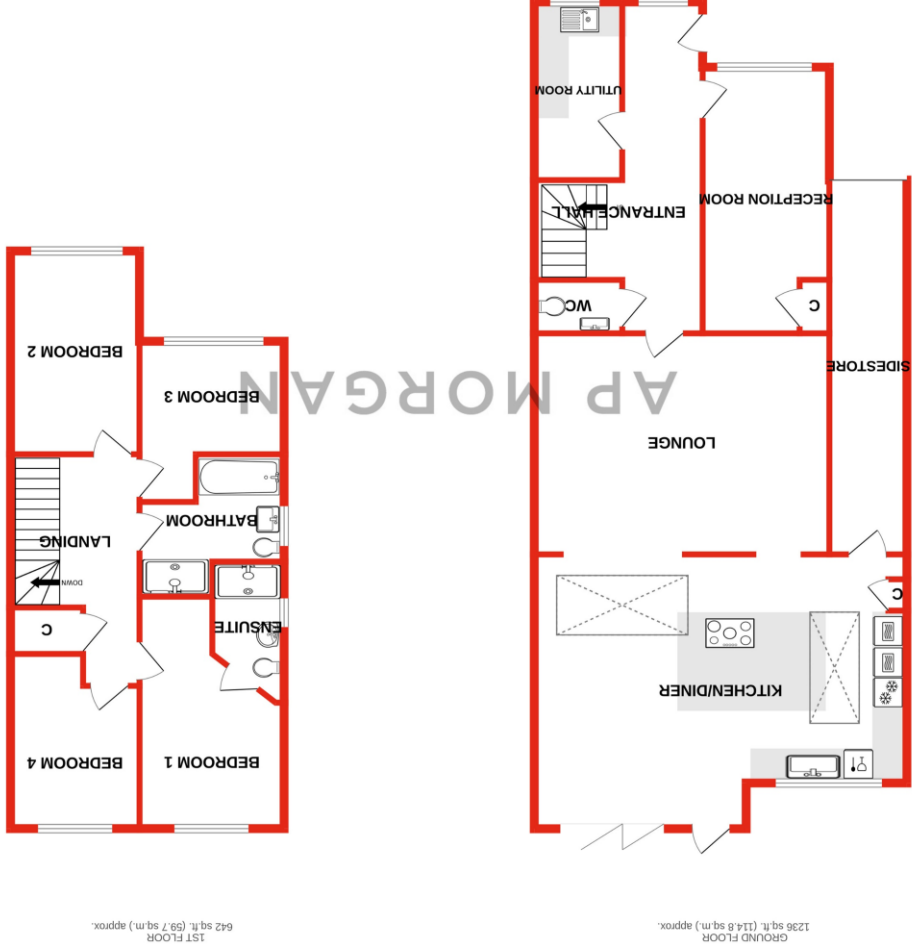
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