

**AP MORGAN**



**Red Hill Grove, Birmingham**  
Offers in excess of £200,000



**Features:**

- Three bedrooms
- End-terrace house
- Ample parking on driveway
- Two double bedrooms
- Family bathroom
- Generous room sizes
- Quiet residential location

**Description:**

This well-presented, three-bedroom, end-of-terrace house offers a spacious lounge, extensive kitchen/diner, two large double rooms, and a well-sized single room. Situated on a tranquil cul-de-sac road, the property enjoys plentiful parking and local green spaces.

The property is screened by a mature hedge with a walkway down to the front door. To the side of the home is a sizeable, tarmacked driveway for two vehicles. The front garden is well-kept and beautifully planted.

The entry to the property is via a covered porch, with integrated storage and space for outerwear and shoes. The porch opens into a welcoming hall, with stairs leading to the first floor, and doors to the WC, lounge and kitchen/diner. The understairs space has been left open to maximise the available floorspace. The lounge, situated at the front, enjoys views of the garden space via a bright bay window, and features a charming fireplace. The kitchen/diner spans the rear aspect of the property, providing a fitted kitchen area and generous space for a family dining table and chairs. The kitchen features an integrated electric oven, gas hob, and sink with draining board. Ample counter and cupboard space is also provided. A glazed sliding door opens to the garden patio.

Rising upstairs, the first floor comprises three well-proportioned bedrooms. Bedroom One, the primary double room, is a generously sized space with views of the rear garden. Bedroom Two is the second double bedroom, located to the front of the home. Bedroom Three is a well-sized single room with integrated storage space, ideal for alternative use as a home office.





Moving outside, the rear garden includes a paved patio with a low wall up to a stretch of lawn. High hedgerows screen the garden for privacy.

**Details:**

**Porch**

**Hall**

**WC** 2'9"x4'10" (0.84mx1.47m)

**Lounge** 11'6"x16'2" (3.5mx4.93m) Max. dimensions

**Kitchen/Diner** 17'7"x8'9" (5.36mx2.67m)

**Outdoor Storage** 3'1"x6'7" (0.94mx2m)

**Landing**

**Bedroom 1** 11'2"x12'7" (3.4mx3.84m) Max. dimensions

**Bedroom 2** 11'2"x13'7" (3.4mx4.14m) Max. dimensions

**Bedroom 3** 9'x10'6" (2.74mx3.2m) Max. dimensions

**Bathroom** 6'5"x6 (1.96mx6)



**EPC Rating:** D

**Council Tax Band:** B (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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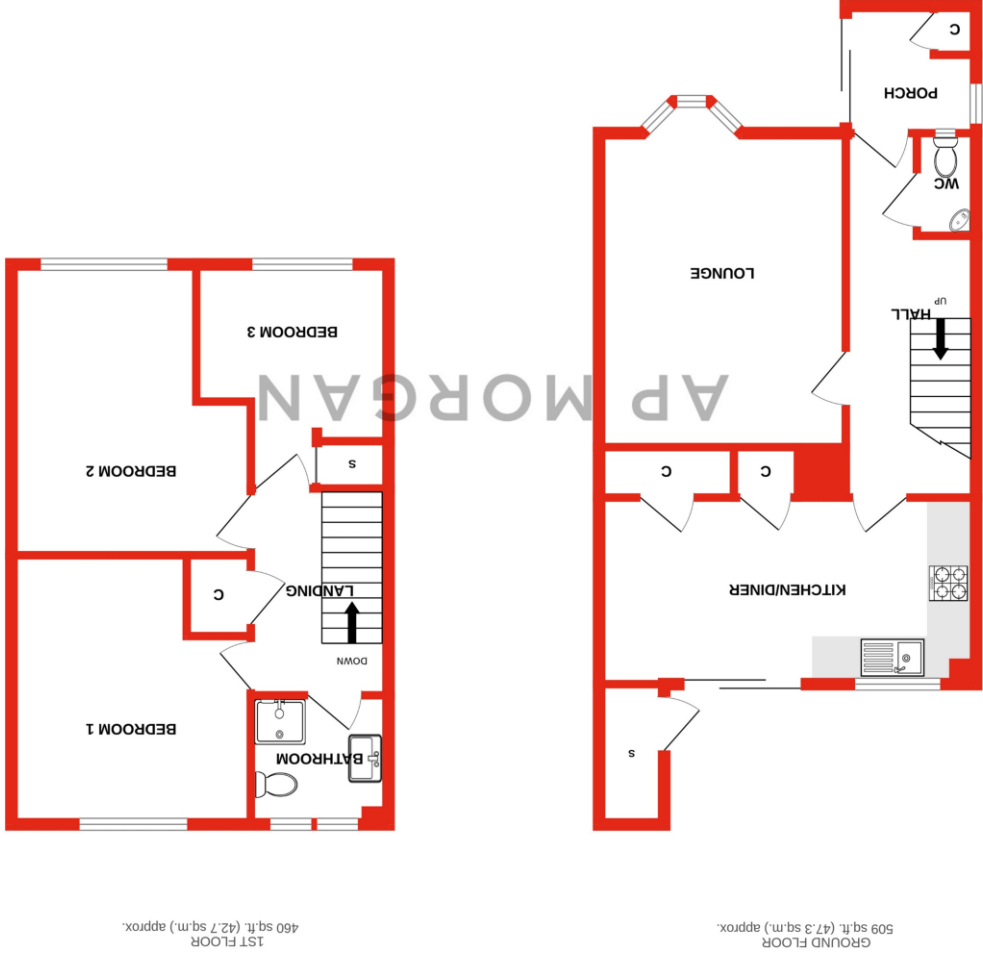
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