

**AP MORGAN**



**Lincoln Road North, Birmingham, West Midlands**  
Offers Over £180,000



**Features:**

- Two-bedroom terraced town house
- Generous Lounge with a bay window
- Ample Dining Room
- Well-fitted, modern Kitchen
- Ground floor Utility Room & Shower Room
- Two double bedrooms with integral storage
- Spacious and versatile garden with a fishpond
- Unallocated, on-street parking available

**Description:**

A well-presented, two-bedroom terraced town house, in Acocks Green. Offering generous room sizes, a large-picture bay window, two double bedrooms, proximity to Shirley and Solihull and versatile rear gardens with a fishpond.

To the front of the property is a brief but welcoming garden space with hedge boundaries and access to unallocated on-street parking.

The accommodation comprises: a porch, the lounge featuring a large-picture bay window and open access to an ample dining room with further open plan access to the well-fitted kitchen that provides; a sink, various base units and space/plumbing for freestanding appliances/furniture. A utility room and the shower room of the house are on this floor, with the former featuring a walk-in shower, wash basin and WC.

The first-floor landing establishes: Bedroom one, a double with an integrated wardrobe and bedroom two is a further, comfortable double also with integral storage.

To the rear of the property is a low-maintenance garden space laid to an initial shared slab-patio leading to a further central garden space, one of which features a picturesque fishpond. This garden features fenced boundaries.

Situated in Acocks Green, this property is roughly 3.2 miles from Solihull, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M6 and M42 motorways are accessible.





## Details:

### Porch

**Lounge** 13'10" x 10'8" (4.22m x 3.25m) Both max (into bay)

**Dining Room** 9'6" x 10'9" (2.9m x 3.28m)

**Kitchen** 11'4" x 4'4" (3.45m x 1.32m)

**Utility Room** 5' x 6' (1.52m x 1.83m)

**Shower Room** 7'9" x 4'4" (2.36m x 1.32m)

### Landing

**Bedroom one** 11'3" x 10'10" (3.43m x 3.3m)

**Bedroom two** 9'7" x 10'9" (2.92m x 3.28m)



**EPC Rating:** D

**Council Tax Band:** A (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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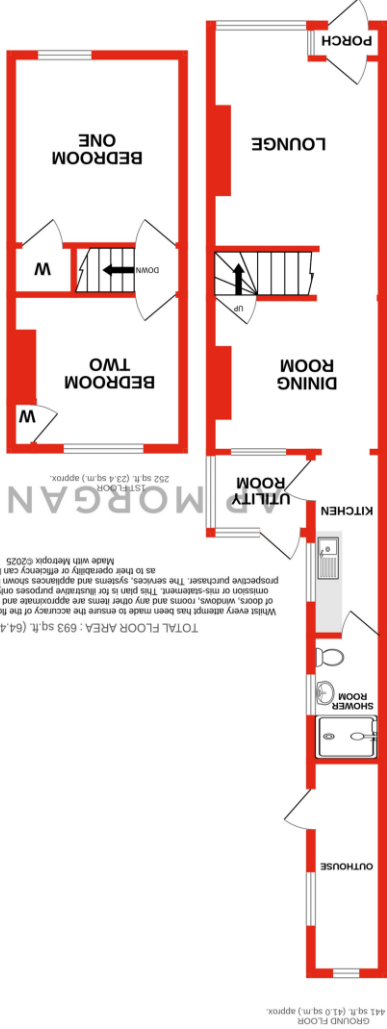
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