

AP MORGAN



St. Francis Drive, Birmingham
Offers in excess of £325,000

Features:

- Four double bedrooms
- Spacious lounge
- Generous kitchen/diner
- Ground floor WC
- Multiple bathrooms
- Plenty of storage
- Off street parking
- Large garage
- Low maintenance rear garden

Description:

This four double bedroom terraced house presents a spacious lounge, generous kitchen/diner, ground floor WC, multiple bathrooms, a large garage, study, plenty of storage, off street parking and a low maintenance rear garden.

Approaching the property there is a large, shared tarmac drive giving space for parking multiple vehicles and allowing front access to the garage and the front door.

Entering the ground floor to the hall there is immediate access to the spacious lounge, allowing space for multiple suites while presenting an electric fireplace and illumination from the rear facing bay window and French doors which give access to the rear garden. The kitchen/diner offers plenty of counter space and an integral gas hob, electric oven and sink with additional space/plumbing for freestanding appliances. There is room for a dining table and chairs which is also pleasantly illuminated from the front facing half bay window. The ground floor is completed by a WC, and a large garage presenting ample storage space.

Ascending to the first floor, the landing presents Bedroom Two, a large double looking to the front aspect, Bedroom Three is similarly a large double but looking to the rear, Bedroom four is an additional double currently being used as an office, this also looks to the rear. The bathroom is large presenting a washbasin, WC, bath and shower. The landing also gives access to an airing cupboard.

The second floor leads to a landing presenting the Master bedroom, a spacious double looking to the front aspect there is plenty of space for freestanding furniture alongside a separate dressing room with multiple integral wardrobes and an adjoining study which can also be used as storage. Completing the second floor is the ensuite which presents a bath, shower washbasin and WC.



The rear garden opens to a large, paved patio giving plenty of space for outdoor furniture, this continues to the artificial lawn which creates a low maintenance and enjoyable outdoor space. 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 like the nearby train station are also easily accessed with the M42, allowing access to major road networks.

Details:

Hall

Lounge 13'9" x 12'11" (4.2m x 3.94m) 13'9 to Bay

Kitchen/Diner 9' x 8'5" (2.74m x 2.57m)

WC

Garage 17'5" x 9'1" (5.3m x 2.77m) Both Max

Landing

Bedroom Two 9'3" x 12'11" (2.82m x 3.94m) Both Max

Bedroom Three 11'7" x 9'8" (3.53m x 2.95m)

Bedroom Four 8'5" x 12'9" (2.57m x 3.89m) Both Max

Bathroom 5'7" x 9'7" (1.7m x 2.92m)

Landing

Master Bedroom 12'7" x 10'3" (3.84m x 3.12m) Both Max

Ensuite Bathroom 5'6" x 10'3" (1.68m x 3.12m) Both Max

Dressing Room 5'10" x 10'3" (1.78m x 3.12m) Both Max

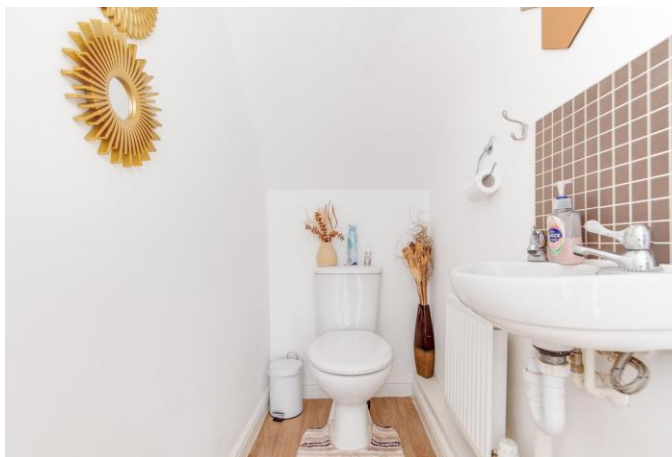
Study 9' x 8'8" (2.74m x 2.64m)

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 827 6827.



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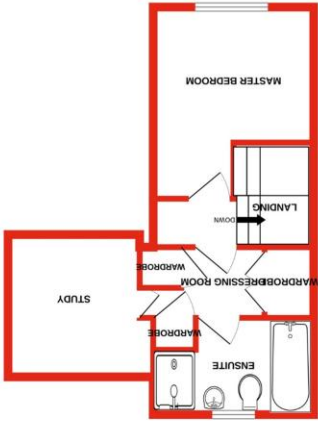
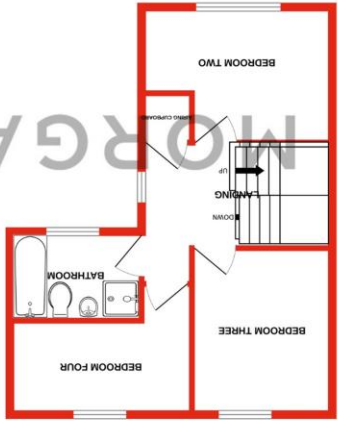
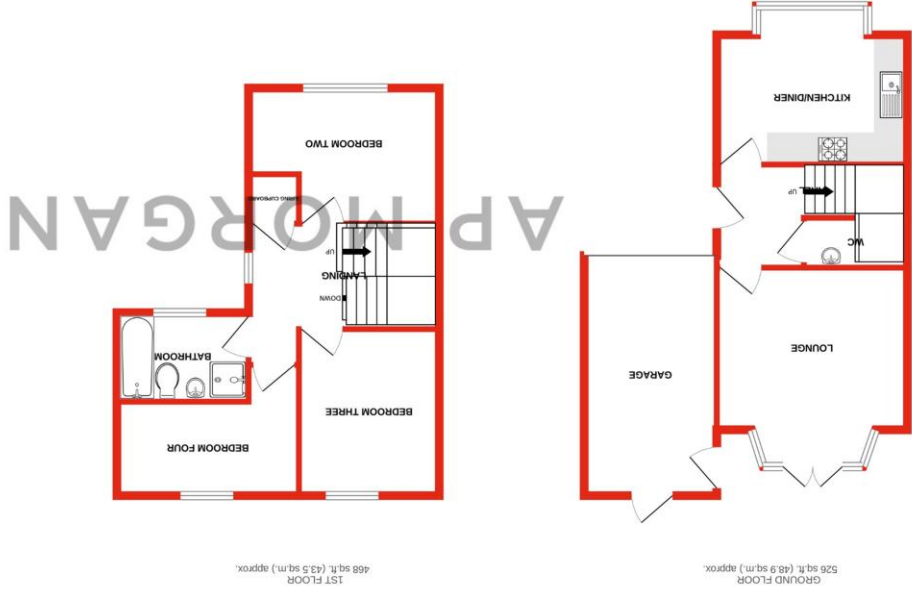
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