

AP MORGAN



Temple Avenue, Birmingham, West Midlands
Offers Over £300,000

Features:

- A well-presented semi-detached family home
- Three bedrooms
- Sizeable open-plan lounge/diner
- Contemporary fitted kitchen
- Family bathroom and downstairs WC
- Underfloor heating throughout
- Well-maintained front and rear gardens
- Well situated within a cul-de-sac in Birmingham

Description:

A well-presented semi-detached family home, offering three bedrooms, a spacious living area, well-maintained gardens and underfloor heating throughout. This property is well situated within a cul-de-sac in Birmingham.

To the front of the property is a well-kept front lawn, with mature shrubbery and a path leading to the front door and side gate access to the rear.

The ground floor accommodation briefly comprises: a welcoming porch, hall with stairs rising to the first-floor landing, with access to a handy guest WC and the contemporary fitted kitchen, with integrated five ring gas hob, oven, sink, pantry cupboard and space for freestanding appliances. The ground floor is complete with the sizeable open-plan lounge/diner, with a feature bay window and French door access to the rear garden.

The first-floor landing establishes; two double bedrooms, bedroom one with a feature bay window, a further single bedroom three and the family bathroom, providing a bath, with an overhead shower, WC and washbasin.

To the rear of the property is a generous garden, with an initial decking area, perfect for garden furniture, a well-maintained lawn, mature hedges and a storage shed, with fenced borders.

Situated in Birmingham, a short drive to local amenities, this property is close to local 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 3'4" x 5'11" (1.02m x 1.8m)

Hall

Lounge/Diner 25'7" x 10'6" (7.8m x 3.2m) max dimensions

Kitchen 8'7" x 8'3" (2.62m x 2.51m)

WC 4'9" x 2'4" (1.45m x 0.7m)

Landing

Bedroom 1 12'1" x 9'11" (3.68m x 3.02m) max dimensions

Bedroom 2 10'11" x 9'11" (3.33m x 3.02m)

Bedroom 3 6'7" x 6' (2m x 1.83m)

Bathroom 6'10" x 5'11" (2.08m x 1.8m)



EPC Rating: C

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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

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?

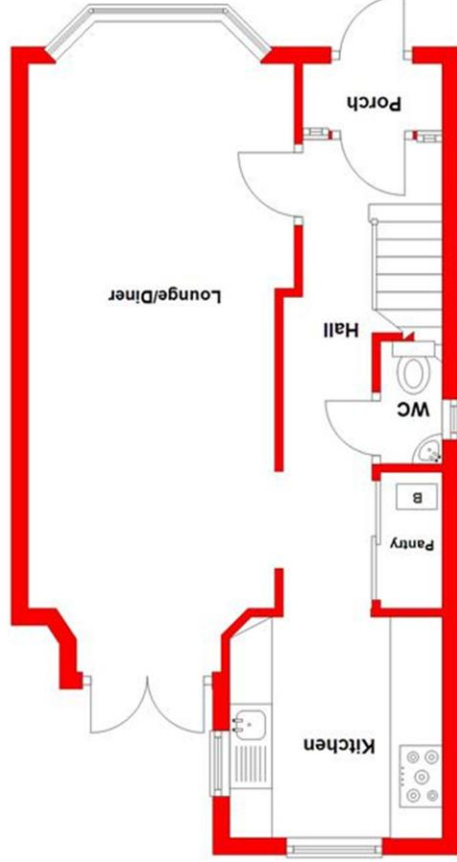
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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 third party supplier to undertake these who will contact you once you have 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 fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

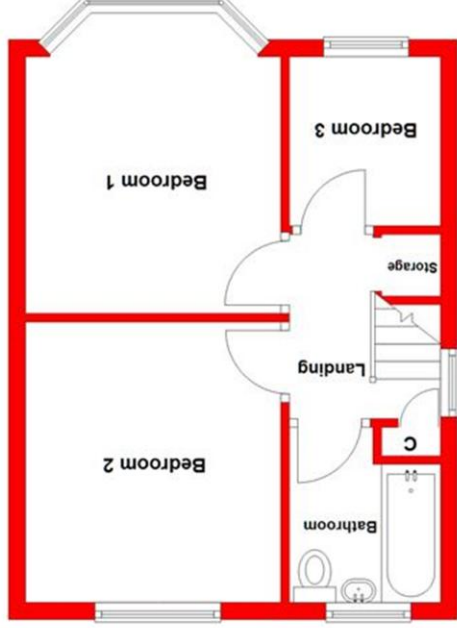
Ground Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 70.9 sq. metres (763.3 sq. feet)

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