



AP MORGAN

Sandmere Road, Birmingham, West
Offers Over £300,000

Features:

- Three double & one single bedrooms
- Spacious living/dining room
- Generous kitchen/diner
- Large family bathroom
- Vast rear, versatile garden
- Off street parking

Description:

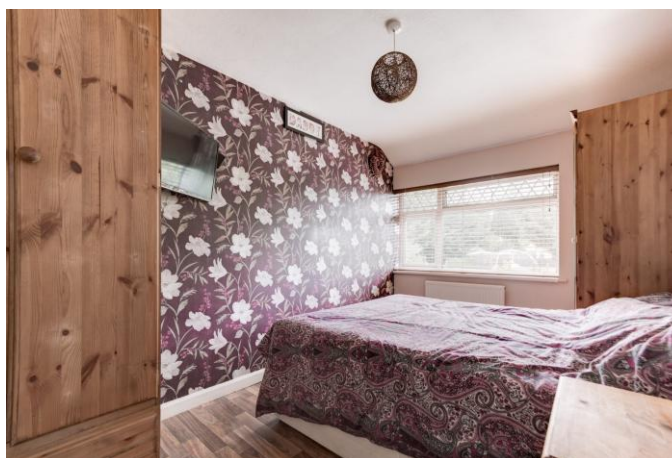
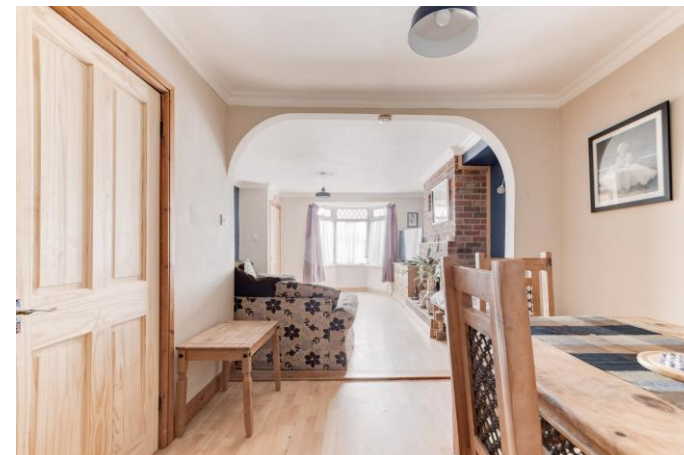
A Deceptive well-presented semi-detached family home, providing FOUR spacious bedrooms, an inviting living/dining room, a kitchen/diner, ground floor WC, versatile garden and off-street parking.

To the front of the property is a paved driveway providing off-road parking with front access and rear access through a side gate.

The ground floor presents: an entrance hall leading to the spacious living/dining room which features a bay window and a fireplace. There is space for multiple suites and added room for a large dining table and chairs. The fitted kitchen/diner presents plenty of counter space with an integrated sink and space/plumbing for additional freestanding appliances. There is additional room for a dining table, chairs and access to the rear garden, through a rear French door. The ground floor is completed by a ground floor bathroom which presents a washbasin, WC, bath and integral storage.

Ascending to the first floor, the landing establishes: Bedroom One is a spacious double looking to the rear aspect, Bedroom Two is an additional double with integral storage, Bedroom Three also a double & Four is a single room currently being used as storage which look to the front and rear respectively.

To the rear is a versatile garden space laid to an initial paved patio which gives plenty of space for outdoor furniture, continuing to a large grass-laid lawn with plumbing, power and drainage fitted along the garden allowing for a potential outbuilding to be erected at the end of the garden.



This position in Birmingham presents close proximity to amenities in shopping, schooling, travel and restaurants. Additionally offering swift access to the M42 and M5 motorways.

Details:

Hall

Living/Dining Room 20'11" x 12'2" (6.38m x 3.7m) Both Max

Ground Floor Bathroom 9'5" x 6'5" (2.87m x 1.96m) Both Max

Kitchen/Diner 9'9" x 15'2" (2.97m x 4.62m) Both Max

Landing

Bedroom One 13' x 9'6" (3.96m x 2.9m)

Bedroom Two 10'10" x 9'6" (3.3m x 2.9m)

Bedroom Three 8'3" x 7'4" (2.51m x 2.24m) Both Max

Bedroom Four 9'7" x 7'4" (2.92m x 2.24m)

EPC Rating: To be confirmed

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 817 8585.



How can we help you?

Need a mortgage?

We recommend Wiser 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.wisermortgageadvice.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?

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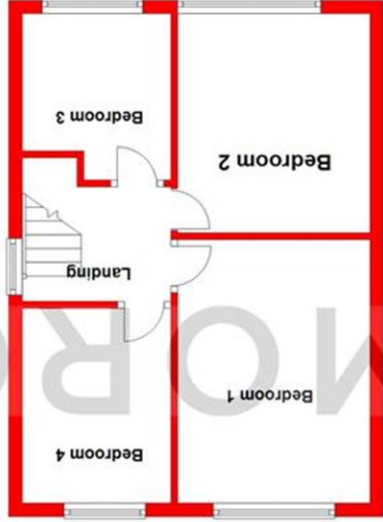
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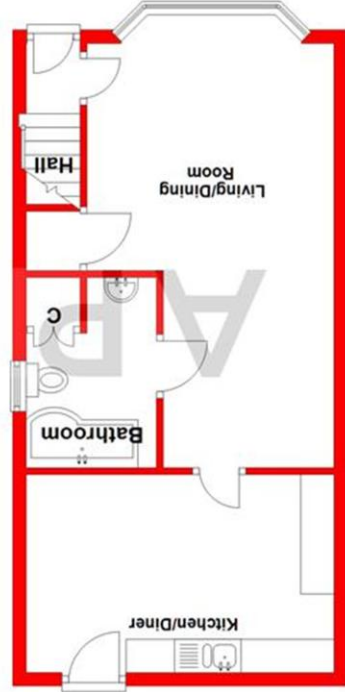
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Plan produced using PlanUp.

Total area: approx. 82.7 sq. metres (890.5 sq. feet)



First Floor
Approx. 38.5 sq. metres (414.5 sq. feet)



Ground Floor
Approx. 44.2 sq. metres (476.0 sq. feet)