

**AP MORGAN**



**The Roundabout, Birmingham**  
Offers in excess of £200,000

**Features:**

- Two double & one single bedrooms
- Spacious living room
- Generous kitchen/breakfast room
- Shower room
- Separate WC
- Low maintenance rear garden
- Plenty of storage

**Description:**

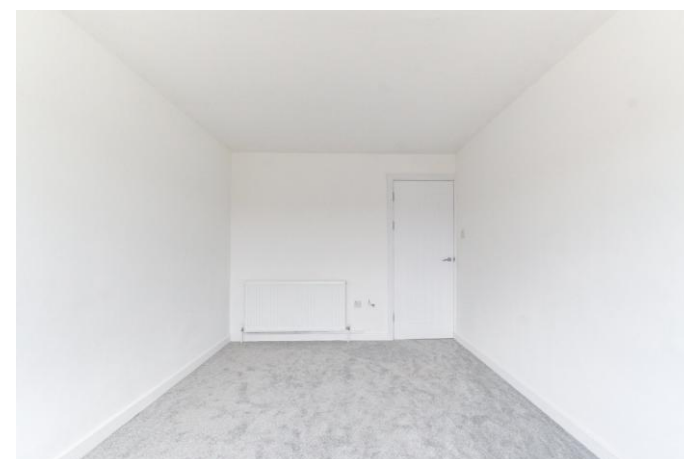
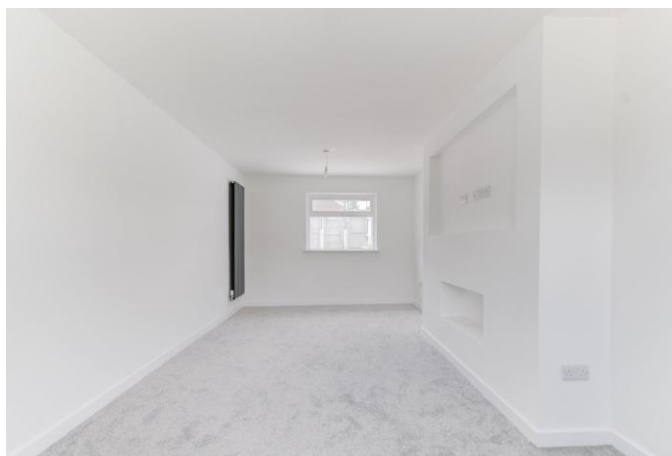
This three-bedroom terraced house presents a spacious living room, generous kitchen/breakfast room, two double & one single bedrooms, a shower room, separate WC, low maintenance rear garden and plenty of storage.

Approaching the property there is a grass laid front garden bisected by a gravel path which gives front access to the porch.

Entering to the porch and hall there is access to the spacious living room which has space for multiple suites and other freestanding furniture, The kitchen/breakfast room is generously sized giving plenty of counter space with an integral sink, electric hob and oven and room for freestanding appliances, the kitchen also has a breakfast counter and gives access to the rear garden as well as a storage cupboard.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front aspect with an integral storage cupboard, Bedroom two also a double, looking to the front with integral storage, Bedroom three is the single of the property which looks to the rear. The shower room presents a shower and washbasin with a separate WC accessed from the landing. The first floor is completed by an additional airing cupboard.

The rear garden opens to a gravel patio area with plenty of space for outdoor furniture, there is access to an outbuilding for storage with the garden continuing to a raised grass laid lawn. This is a relatively low maintenance garden 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:**

**Porch**

**Hall**

**Living Room** 18'11" x 10'1" (5.77m x 3.07m) Both Max

**Kitchen/Breakfast Room** 18'11" x 12'3" (5.77m x 3.73m)  
Both Max

**Landing**

**Bedroom One** 13'1" x 9' (4m x 2.74m) Both Max

**Bedroom Two** 9'8" x 10'2" (2.95m x 3.1m)

**Bedroom Three** 9' x 7'5" (2.74m x 2.26m)

**Shower Room** 5'6" x 5'11" (1.68m x 1.8m)

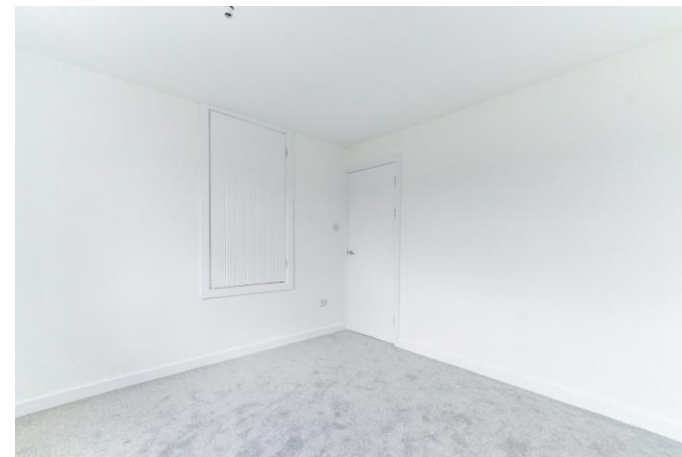
**WC** 2'8" x 4'11" (0.81m x 1.5m)

**EPC Rating:** C

**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.



## 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 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://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.

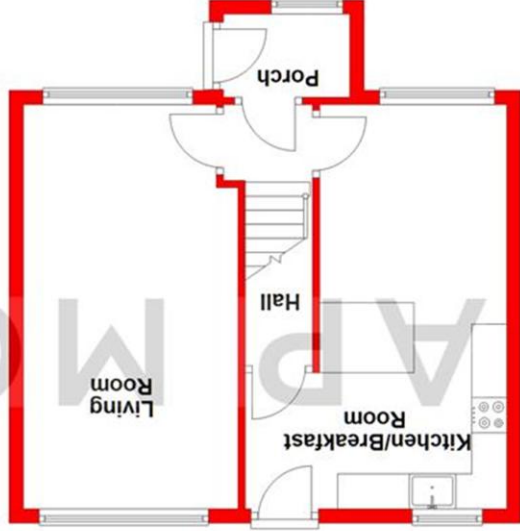
### Need a solicitor?

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

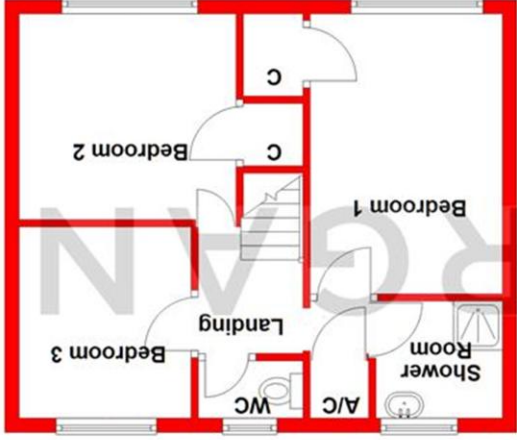
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**Ground Floor**  
Approx. 42.1 sq. metres (452.9 sq. feet)



**First Floor**

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 81.3 sq. metres (875.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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