

AP MORGAN



Shaftmoor Farm Road, Birmingham
Offers in the region of £400,000

Features:

- Three-bedroom semi-detached family home
- Spacious Lounge with under-stair storage
- Contemporary Kitchen/Dining Room
- Ground floor guest WC
- Three double bedrooms, one with an ensuite
- Modern Bathroom
- Generous & versatile garden space
- Driveway for parking multiple vehicles in tandem

Description:

A well-presented three-bedroom semi-detached home, positioned in Acocks Green, Birmingham. Offering a versatile layout, generously sized rooms, a contemporary, fully-fitted kitchen, three double bedrooms, bathroom and an ensuite shower room, as well as swift access to local amenities.

To the front of the house is an ample tarmac-laid driveway fit for parking multiple vehicles, and gated access to the rear.

The ground floor accommodation comprises: a welcoming reception hall with access to the ground floor WC, the lounge of the house presents a large-picture window, and access to under-stair storage. The contemporary kitchen/dining room, with two sets of glazed French doors to the rear, is fully fitted with the following integral appliances; a sink, gas hob, convection oven, dishwasher, 70/30 fridge/freezer, and space/plumbing for freestanding appliances/furniture.

The first-floor landing establishes: bedroom two is a generous double and bedroom three is a similar double, both rooms benefit from custom-built freestanding wardrobes. The modern bathroom of the house features a bath/shower, wash basin and WC.

The second floor of the house presents: Bedrooms one is an ample-sized double with skylight windows, a custom-built wardrobe and a well-fitted ensuite shower room.

To the rear is a versatile garden with offering an initial stone-slab paving with to a central space laid to lawn, a large shed, and a brief area stepped down to the access gates. This garden features colourful fenced boundaries.

Situated in Acocks Green, this property is roughly 3.2 miles from the centre of Shirley, offering an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.



Details:

Reception Hall

Lounge 15'1" x 12'4" (4.6m x 3.76m) Both max

Kitchen/Dining Room 10'4" x 15'5" (3.15m x 4.7m) Both max

WC 5'2" x 3'6" (1.57m x 1.07m)

Landing

Bedroom two 13'8" x 8'8" (4.17m x 2.64m) Both max

Bedroom three 12' x 8'8" (3.66m x 2.64m) Both max

Bathroom 8'2" x 6'8" (2.5m x 2.03m)

Stairs 7'5" x 6'7" (2.26m x 2m)

Bedroom one 21'8" x 15'6" (6.6m x 4.72m) Both max

Ensuite 9'9" x 3'10" (2.97m x 1.17m)

EPC Rating: B

Council Tax Band: (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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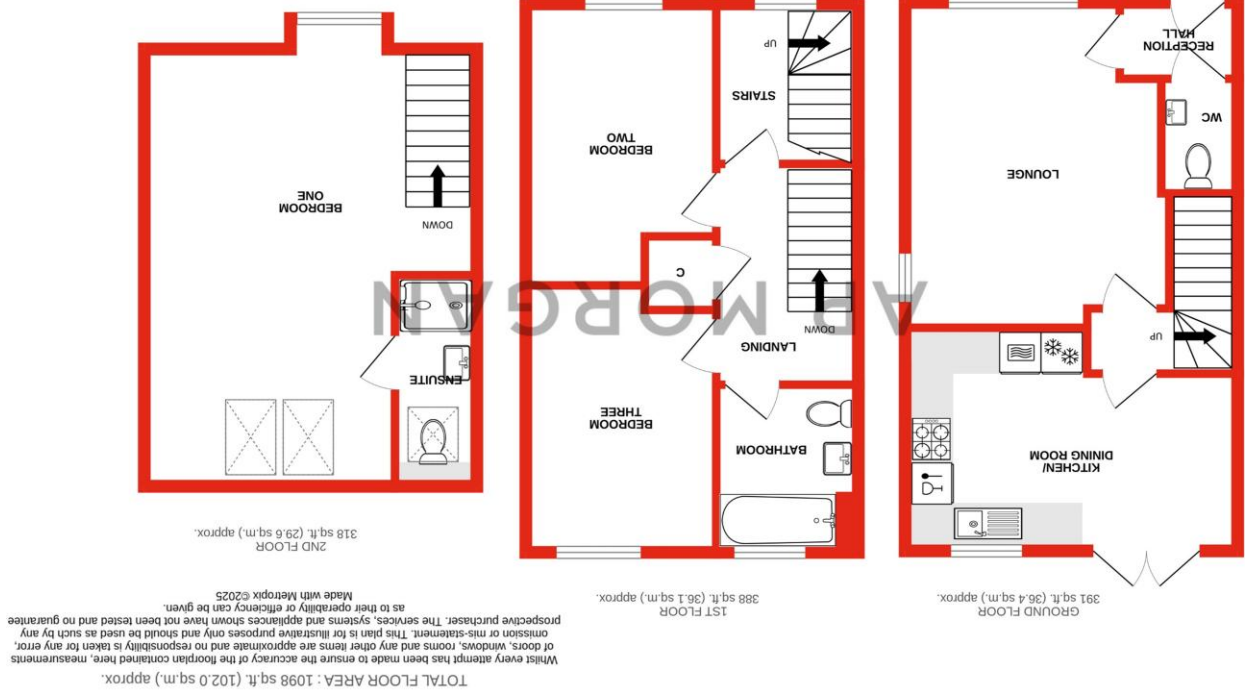
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