

AP MORGAN



Bibury Road, Birmingham
Offers in the region of £350,000

Features:

- Three Generous Size Bedrooms
- Separate Lounge & Dining Room
- Practical kitchen with Additional Area
- Large Family bathroom
- Usable Garage Space
- Spacious Landscaped Rear Garden
- Off-street parking
- Close to Local Amenities

Description:

GREAT location! Three-bedroom semi-detached family home.

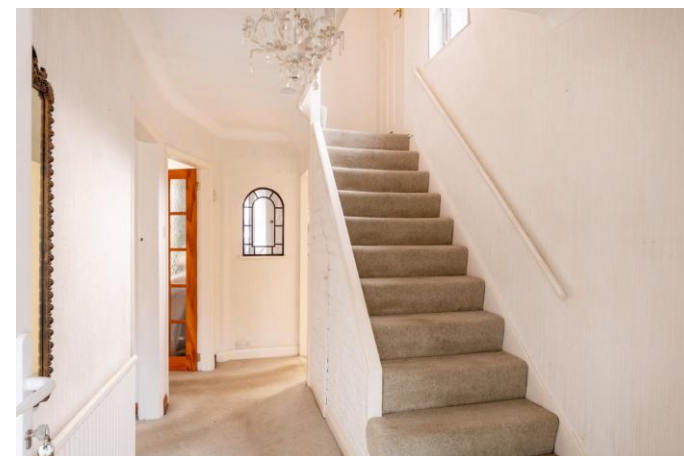
The property is approached via a spacious driveway providing ample parking and access to an integral garage, with a covered porch entrance offering a warm welcome.

This well-maintained home offers a practical and generously proportioned layout, ideal for family living. Upon entry, a central hallway leads to a bright living room with bay window, flowing through to a formal dining room, perfect for family meals and entertaining. The modern kitchen sits at the heart of the home, complemented by a large utility room providing additional storage and work space. At the rear, a charming conservatory opens out onto the garden, creating a relaxed space to enjoy year-round.

Upstairs, the first floor comprises three well-sized bedrooms, including a spacious principal room with bay window. A modern family bathroom and a separate storage cupboard complete the upper floor accommodation.

Outside, the property benefits from a large landscaped rear garden, offering a mix of lawn, patio, and planting space—ideal for both children and outdoor entertaining.

Located within a popular residential area, the home is close to a variety of local amenities, including shops, schools, and parks. It is also conveniently positioned for access to Birmingham Airport, the NEC, and the main motorway networks including the M42 and M40, making it an excellent choice for families and commuters alike.



Details:

Porch

Living Room 16'2" x 10'8" (4.93m x 3.25m) Both Max

Dining Room 15'3" x 11'2" (4.65m x 3.4m) Both Max

Kitchen 9'3" x 8'2" (2.82m x 2.5m)

Utility Room 14'2" x 5'1" (4.32m x 1.55m)

Conservatory 9'10" x 6'8" (3m x 2.03m)

Garage 14'8" x 7'10" (4.47m x 2.4m)

Bedroom 1 15'8" x 11'9" (4.78m x 3.58m) Both Max

Bedroom 2 14'5" x 10'8" (4.4m x 3.25m) Both Max

Bedroom 3 8'11" x 8'2" (2.72m x 2.5m)

Bathroom 9' x 8'3" (2.74m x 2.51m)



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 817 8585.

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Property to sell?

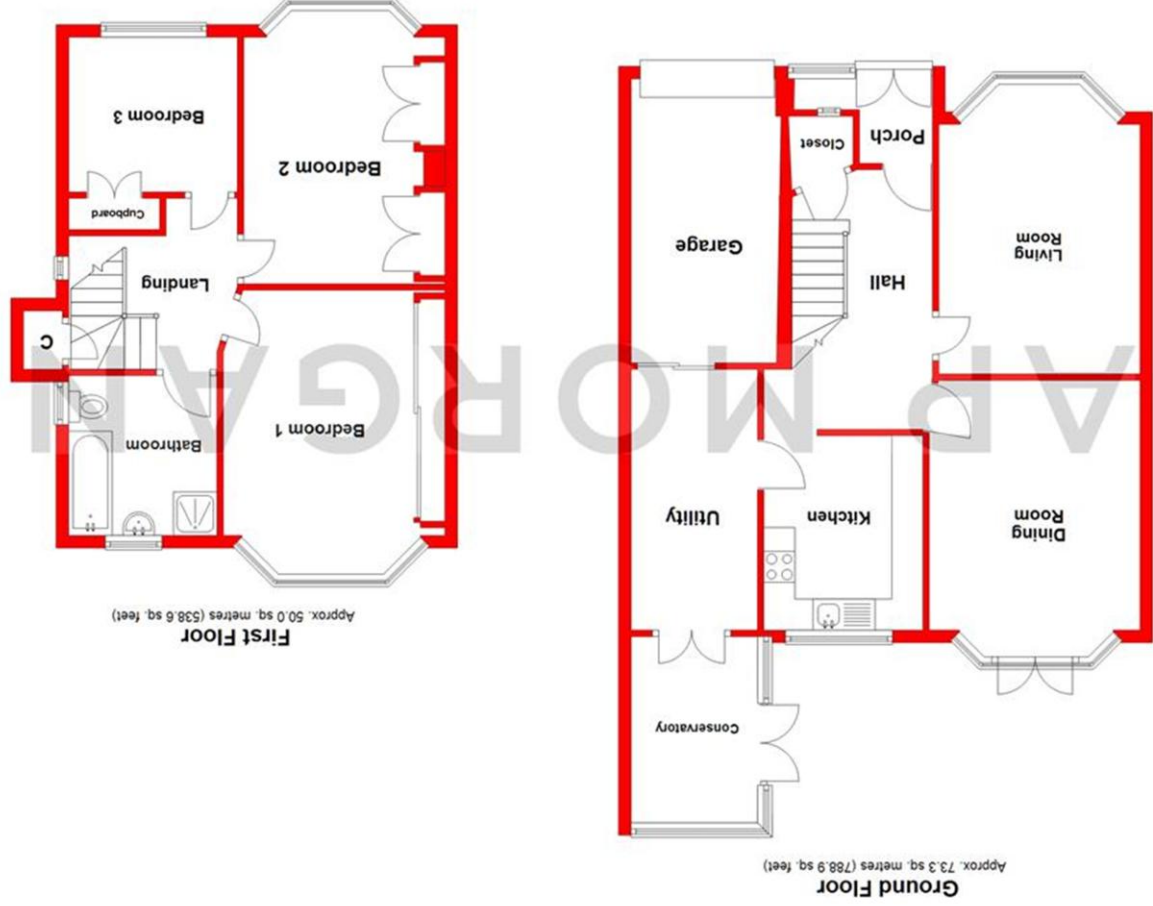
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