

AP MORGAN



Baldwins Lane, Birmingham
Offers in the region of £350,000

Features:

- Desirable Area
- Planning Approved for Further Extension
- Extended Three Bedroom Home
- Three Good Sized Rooms
- Side Garage with Storage
- Private Drive
- Large Landscaped Garden
- Close to Local Amenities and Shops

Description:

Situated in a highly desirable area is this beautifully maintained and extended three-bedroom semi-detached home, offering generous living accommodation with further scope for development.

The property is approached via a private driveway providing off-road parking and access to the integral garage with additional storage areas.

Once inside, the welcoming hallway gives access to a front sitting room, a spacious through lounge, and a modern kitchen/dining room, ideal for family living and entertaining. The ground floor also benefits from two useful storage areas and internal access to the garage. Upstairs, the property offers three well-proportioned bedrooms, serviced by a family bathroom.

Moving outside, the home enjoys a large, landscaped rear garden, perfect for outdoor relaxation and entertaining.

The property is ideally placed within close proximity to good school catchments, local shops, amenities, and restaurants, while also offering convenient access to major motorway networks, making it an excellent choice for commuters.

Planning permission (2022/04501/PA) has already been approved for a double-storey and single-storey rear, side, and front extension, giving buyers the exciting opportunity to further enhance the property to their own requirements.



Details:

Porch

Sitting Room 13'2" x 11'11" (4.01m x 3.63m) Both Max

Through Lounge 23' x 10'4" (7m x 3.15m)

Kitchen /Dining Room 19'7" x 13'5" (5.97m x 4.1m) Both Max

Garage 13'9" x 6'6" (4.2m x 1.98m)

Storage 6'4" x 5'9" (1.93m x 1.75m)

Storage 6'4" x 4'6" (1.93m x 1.37m)

Bedroom 1 12'7" x 11'5" (3.84m x 3.48m)

Bedroom 2 13'2" x 10'4" (4.01m x 3.15m) Both Max

Bedroom 3 7'11" x 6'9" (2.41m x 2.06m)

Bathroom 8' x 6'9" (2.44m x 2.06m)



EPC Rating: E

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.

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?

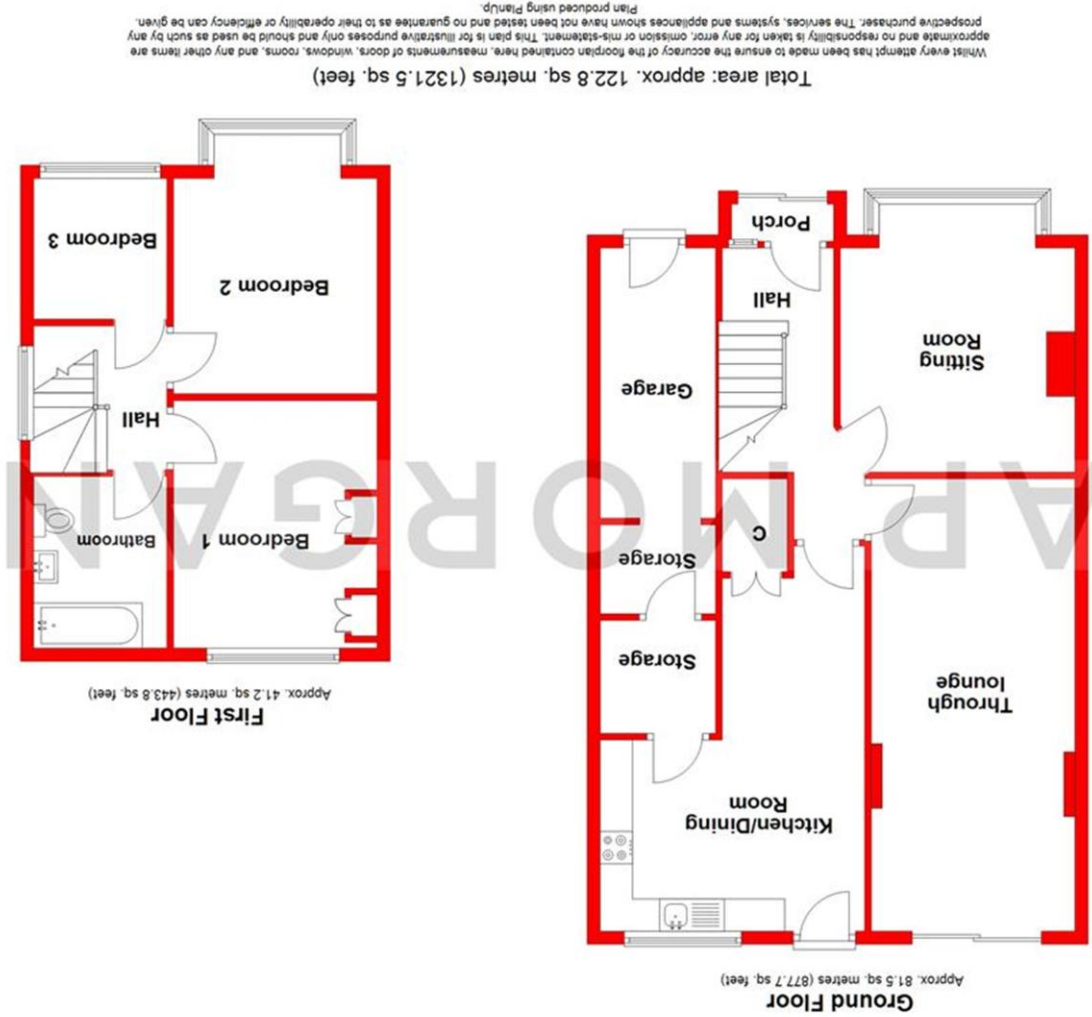
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Plan produced using Planlup.

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