

AP MORGAN



Lincoln Road North, Birmingham
Asking Price £260,000

Features:

- Popular Location
- Three Bedroom Extended Home
- Large Driveway to the front
- Spacious Through Lounge
- Extended Fitted Kitchen
- Double Glazed and Central Heating (where specified)
- Landscaped Rear Garden
- Perfect for First Time Buyer or Extended Family

Description:

Situated in a popular location is this well-presented three-bedroom semi-detached home, offering spacious and well-maintained accommodation throughout.

Approach

The property is approached via a large private driveway providing ample off-road parking. A welcoming porch leads into the main hallway, setting the tone for the rest of the home.

Ground Floor

The ground floor features a bright and airy lounge with a large bay window allowing plenty of natural light. The modern kitchen sits to the rear and provides generous workspace, integrated appliances, and direct access to the rear garden. Off the hallway, there is also a convenient ground floor WC and a useful utility/store area with its own external entrance—ideal for additional storage or practical household use.

First Floor

Upstairs, there are three well-proportioned bedrooms. Bedroom one and bedroom two are both doubles, while bedroom three offers flexibility as a single room, nursery, or home office. The family bathroom is stylishly fitted with a modern suite.

Outside

To the rear, the property enjoys a well-maintained private garden, perfect for outdoor entertaining or relaxing. The long side utility/store provides additional convenience and functionality with independent access.



Location

The property is well placed for local shops, schools, and amenities, and benefits from excellent transport links, making it ideal for families and commuters alike.

Details:

Porch

Hall

Downstairs WC

Lounge 25'11" x 10'10" (7.9m x 3.3m)

Kitchen 15'9" x 8'9" (4.8m x 2.67m) Both Max

Side Passage 22'4" x 3'9" (6.8m x 1.14m)

Landing

Bedroom 1 12'7" x 10'10" (3.84m x 3.3m) Both Max

Bedroom 2 15'8" x 10'10" (4.78m x 3.3m) Both Max

Bedroom 3 6'10" x 5'11" (2.08m x 1.8m)

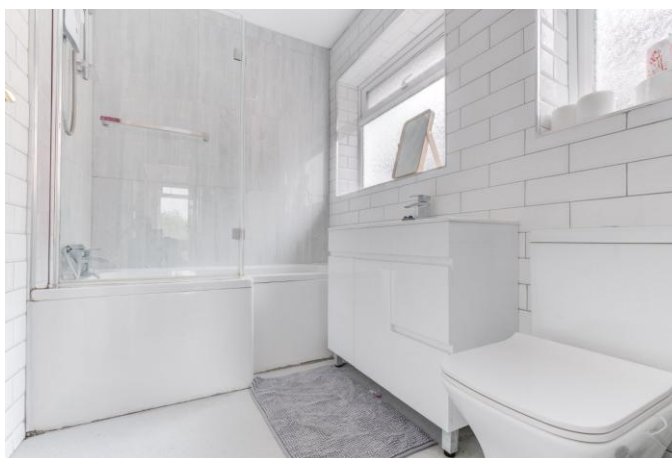
Bathroom 7'7" x 5'11" (2.3m x 1.8m)

EPC Rating: D

Council Tax Band: C (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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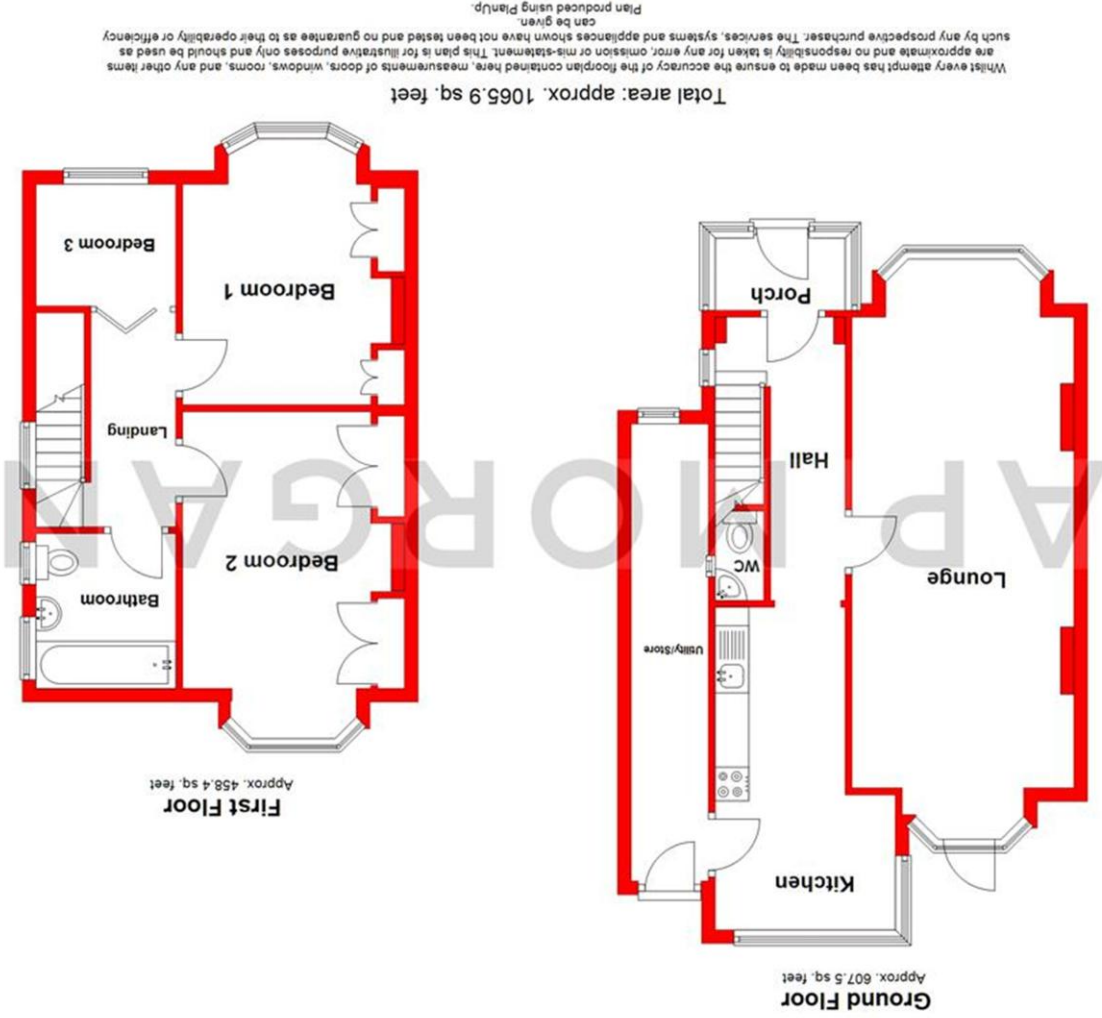
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