

AP MORGAN



**First Avenue, Selly Park**  
Offers in excess of £400,000

**Features:**

- Three double bedrooms
- Generous lounge
- Large dining room
- Spacious contemporary kitchen
- Pantry
- Family bathroom
- Plenty of storage
- Prime location for amenities

**Description:**

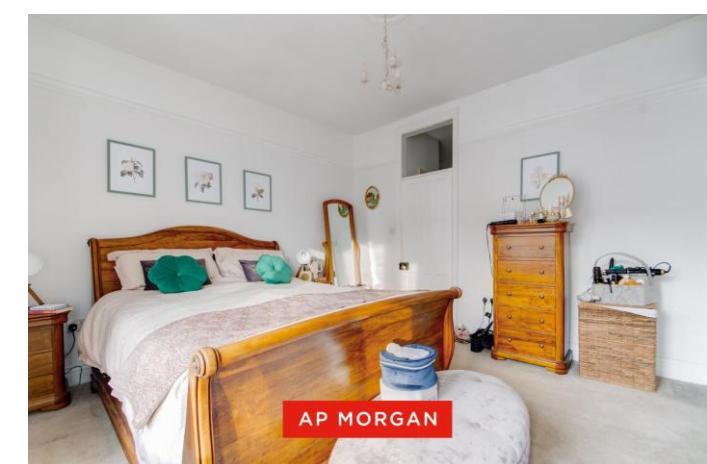
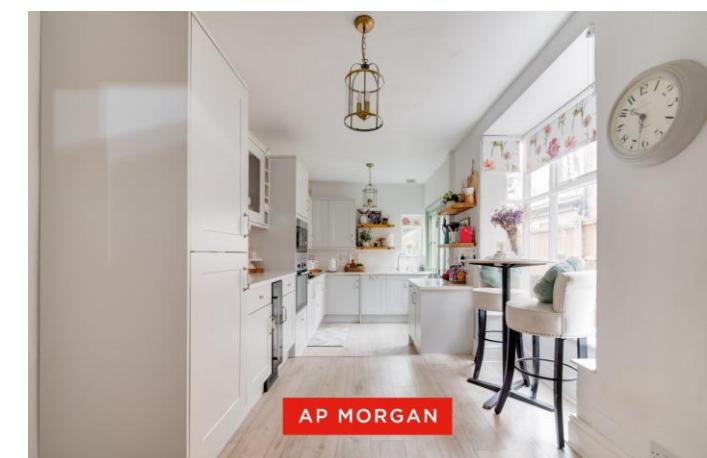
This well-presented, characterful three-bedroom, mid-terraced house in Selly Park presents a generous lounge, large dining room, spacious & renovated contemporary kitchen, pantry, renovated family bathroom, plenty of storage and is well positioned for amenities.

Approaching the property, there is a front lawn bordered by a brick wall and hedging with a gate allowing front access to the hall.

Entering to the hall, there is room for removing shoes and jackets while having immediate access to the generously sized lounge. Presenting space for multiple suites, a solid fuel fireplace and front facing bay window, the lounge adjoins the large dining room through a bifold door and is completed with modern wooden flooring. The large dining room hosts space for a dining table and chairs, with views to the rear garden. The spacious and renovated, contemporary kitchen offers ample counterspace and fitted cabinets complete with an integral electric oven, microwave, wine cooler, 5-ring gas burner, fridge, freezer, dishwasher, washing machine and sink. The kitchen also gives under-stairs storage, an airing cupboard and a side facing bay window encompassing a diner area complete with dining table; additionally, there is rear garden access.

Ascending to the first floor, Bedroom One is a large double looking to the front aspect with multiple integral wardrobes and space for freestanding furniture. Bedroom Two is also a large double looking to the rear and Bedroom Three is the final double looking to the rear aspect also. The renovated family bathroom presents a washbasin, WC and bath/shower.

The garden opens to a paved patio hosting space for outdoor furniture and giving access to external storage cupboards. This continues to a paved path which bisects two planting areas, ultimately leading to a summer house and creating a versatile garden. The garden is bordered by wooden panel fencing and a hedge.



Situated in Selly Park, the property is within a short drive to local amenities such as supermarkets, restaurants, shops and schooling. Birmingham Wildlife Conservation Park is also a short drive away, alongside wider access to Birmingham City Centre.

**Details:**  
Hall

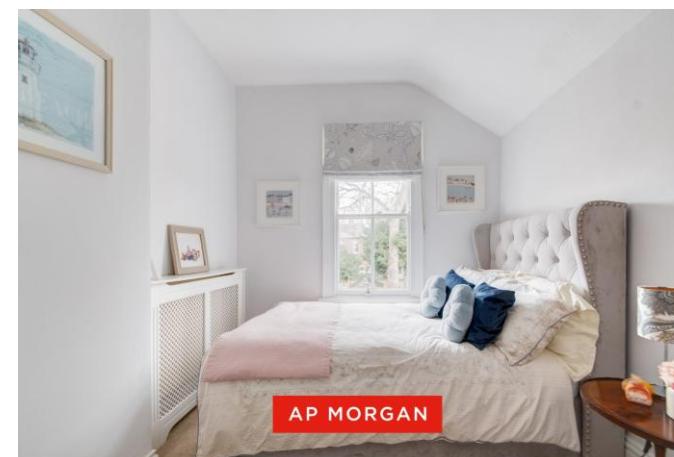
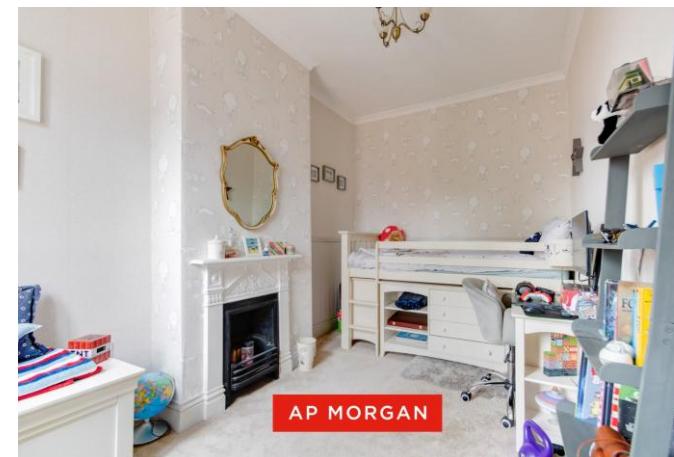
**Lounge** 13'2" x 10'8" (4.01m x 3.25m) Both Max

**Dining Room** 13'2" x 10'8" (4.01m x 3.25m) Both Max

**Kitchen/Diner** 19'2" x 8'4" (5.84m x 2.54m) Both Max

**Storage One** 9'2" x 4'1" (2.8m x 1.24m)

**Storage Two** 9'2" x 4'1" (2.8m x 1.24m)



**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 827 6827.

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How can we help you?

