

AP MORGAN



Turves Green, Birmingham
£1,250 per month

Features:

- Two double & one single bedrooms
- Spacious living room/breakfast kitchen
- Large garage/games room
- Ground floor WC
- Family shower room
- Versatile rear garden
- Off street parking
- Prime positioning for amenities

Description:

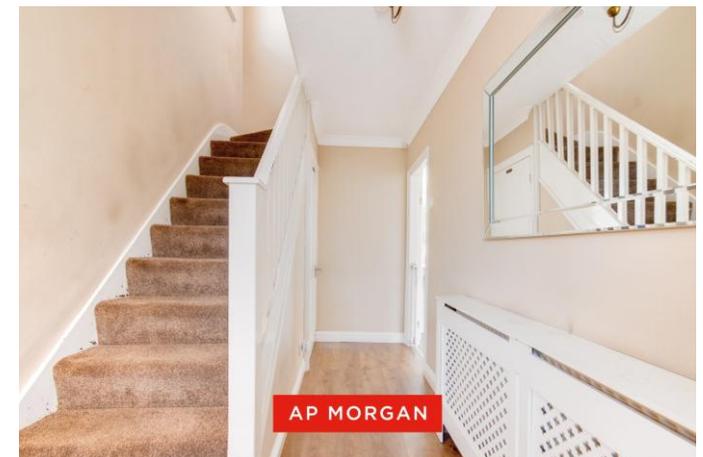
This well presented, three-bedroom, semi-detached house in Birmingham is a perfect let for small to medium families with excellent positioning for local schooling and amenities. Presented is a spacious living room/breakfast kitchen, large garage/games room, a ground floor WC, two double and one single bedrooms, family shower room, a versatile rear garden and off-street parking.

Approaching the property, there is a block paved drive with space for parking multiple vehicles, allowing front access to the garage, porch and hall. There is a brick wall border topped with metal fencing and completed by a gate.

Entering through the porch and hall, there is ample room for removing outdoor footwear and jackets with space for freestanding furniture or storage. Immediately accessible is the living room/breakfast kitchen which is spacious and well illuminated thanks to a front facing bay window and rear patio door. There is plenty of space for multiple suites and freestanding furniture with the breakfast kitchen offering significant counterspace and an integral sink with drain, double electric oven, gas hob, dishwasher, washing machine and breakfast counter with barstool seating. There is also space for freestanding appliances and access to the rear garden though the patio door. The ground floor is completed by an under-stairs WC.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the rear aspect with a bay window offering panoramic views of the garden and integral wardrobes hosting plenty of storage space. Bedroom Two is also a spacious double looking to the front and similarly including plenty of integral storage and front facing bay window. Bedroom Three is the single bedroom of the property and is currently being used as an office. The family shower room is large and presents a washbasin, WC and walk in shower.

The rear garden opens to a paved patio offering space for garden furniture and external storage with a grass laid lawn giving a perfect space for entertaining and outdoor activities. The garden is bordered by wooden panel fencing.



Local shops and amenities are conveniently located nearby. Further afield, Longbridge and Northfield town centres provide additional shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.

Details:

Hall

Living Room/Breakfast Kitchen 22'10" x 17'7" (6.96m x 5.36m) Both Max

Garage/Games Room 18'2" x 12'8" (5.54m x 3.86m)

WC 4'8" x 2'6" (1.42m x 0.76m)

Landing

Bedroom One 12'1" x 10'10" (3.68m x 3.3m) Both Max

Bedroom Two 10'4" x 9'7" (3.15m x 2.92m) Both Max

Bedroom Three 6'11" x 7'8" (2.1m x 2.34m)

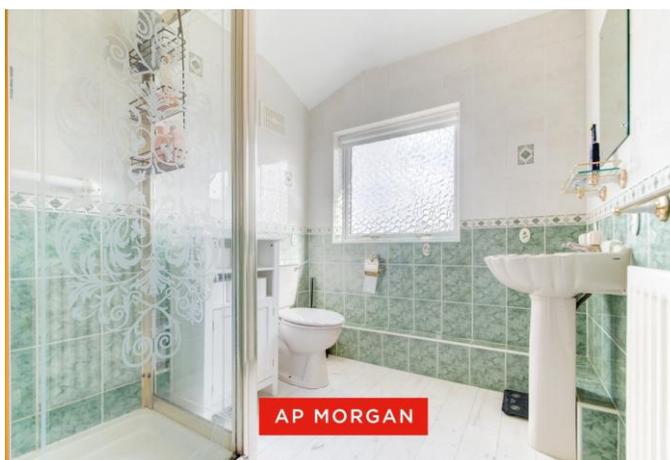
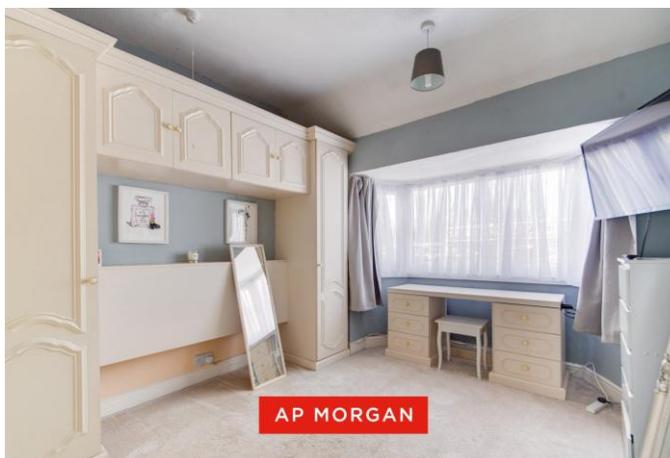
Shower Room 8'6" x 6'5" (2.6m x 1.96m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



How can we help you?

Need a mortgage?

We recommend Wiser 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 827 6827, or visit their website for more information: www.wisermortgageadvice.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.

Need a solicitor?

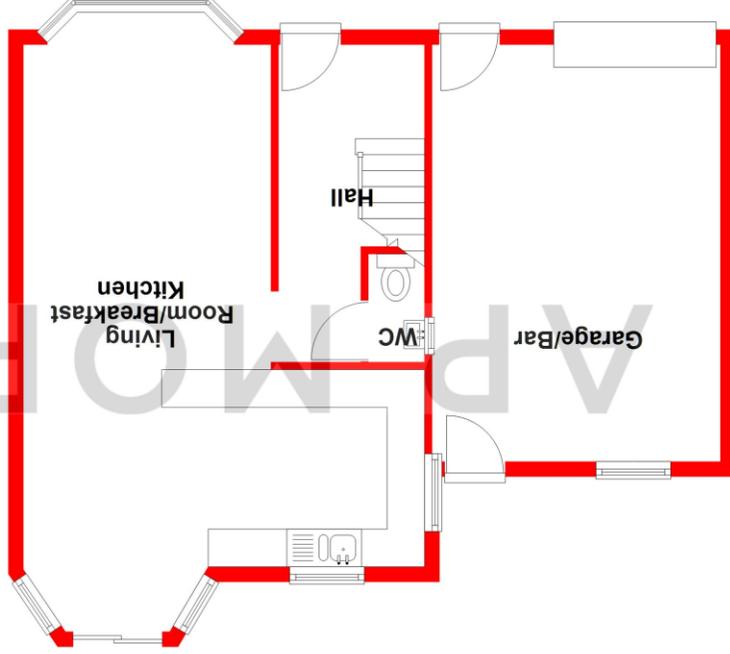
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

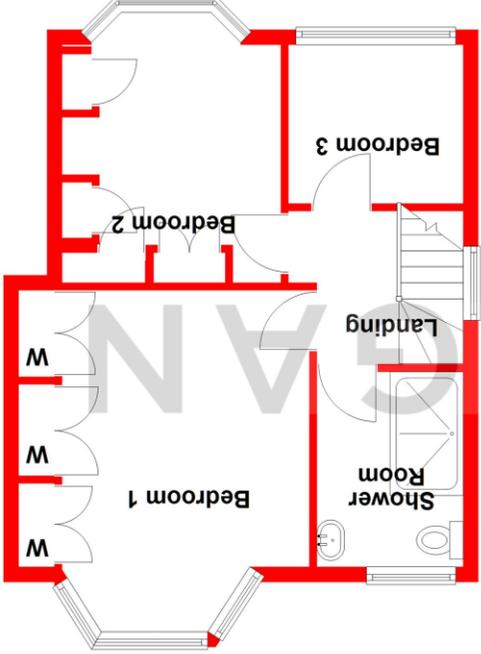
Ground Floor

Approx. 61.2 sq. metres (658.7 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 102.5 sq. metres (1103.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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