

AP MORGAN



Ley Hill Farm Road, Birmingham
£1,500 per month

Features:

- Well presented, three double bedroom, detached house now available to rent!
- Perfect for large and growing families
- Three double bedrooms
- Spacious lounge
- Generous reception room
- Comfortably sized fitted kitchen
- Substantial rear conservatory
- Ground floor WC
- En-suite shower room
- Family bathroom
- Low maintenance rear garden
- Prime positioning for amenities

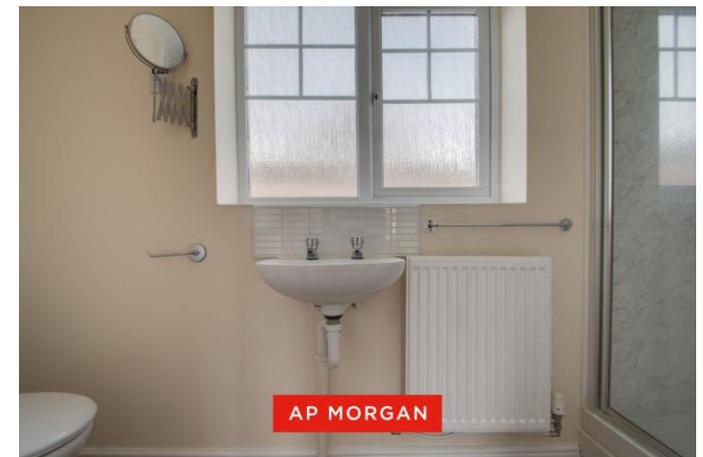
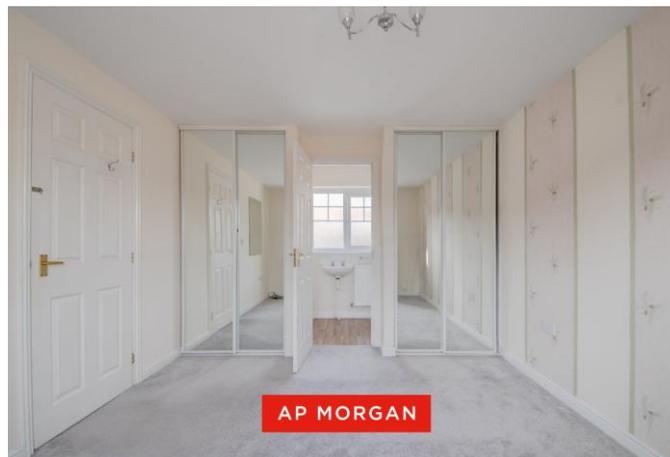
Description:

This well presented, three-bedroom, detached house in Birmingham is now available to let and is perfect for large and growing families. Presenting a spacious lounge/diner, generous reception room, comfortably sized fitted kitchen, substantial rear conservatory, three double bedrooms, ground floor WC, en-suite shower room, family bathroom, low-maintenance rear garden & is in prime position for amenities.

Approaching the property, there is a tarmac drive offering space for parking multiple vehicles with a paved ramp and stairs leading to the front door, there is also a grass laid lawn at the front of the property, bordered by metal fencing and a brick wall.

Entering the property to entrance hall, there is ample space for removing outdoor footwear with immediate access to the spacious lounge/diner which boasts room for multiple suites, a large dining table & chairs. The kitchen presents plenty of counterspace with an integral electric oven, gas hob, sink with drain and additional space/plumbing for freestanding appliances. The conservatory is accessed from the lounge/diner & kitchen through French doors and offers space for freestanding furniture, a storage area, rear garden access through a second patio door and panoramic view of the rear garden.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front aspect with integral wardrobes and access to an en-suite shower room presenting a washbasin, WC and shower, Bedroom Two is an additional double looking to the front; Bedroom Three is the final double of the property looking to the rear aspect. The family bathroom is comfortably sized with a washbasin, WC, bath/shower. The first floor is completed by an integral cupboard accessed from the landing.



The rear garden is low maintenance and paved, perfect for garden furniture and entertaining. Additionally, there is a raised grass laid lawn offering space for outdoor activities. The garden is bordered by wooden panel fencing.

Situated in Birmingham, approximately 1.0 mile from Northfield town centre, this property is close to local schools and amenities such as supermarkets, shops, restaurants, and bars. Local public transport links are also nearby as well as the M42 allowing access to major road networks.

Details:

Hall

Reception Room 7'8" x 8'10" (2.34m x 2.7m)

Lounge 16' x 10'3" (4.88m x 3.12m)

Kitchen 8' x 13'6" (2.44m x 4.11m) Both Max

Conservatory 8'5" x 18'6" (2.57m x 5.64m) Both Max

Landing

Bedroom One 13'1" x 10'3" (4m x 3.12m)

En-suite Shower Room 2'7" x 10'3" (0.79m x 3.12m) Both Max

Bedroom Two 8'9" x 10'3" (2.67m x 3.12m) Both Max

Bedroom Three 6'11" x 10'10" (2.1m x 3.3m)

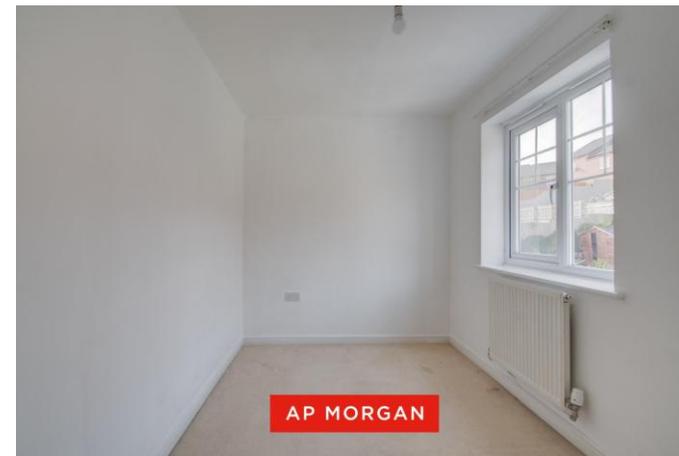
Bathroom 5'5" x 8' (1.65m x 2.44m) Both Max

EPC Rating: To be confirmed

Council Tax Band: C (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?

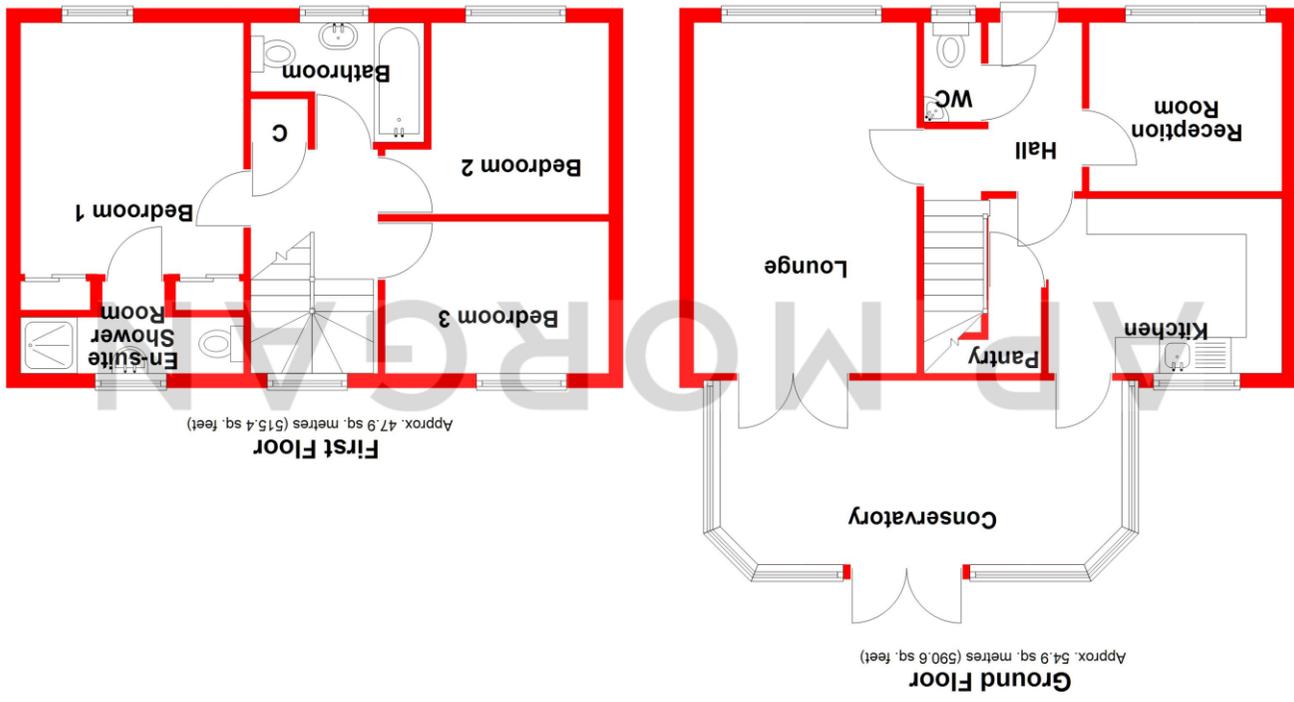
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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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.



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Plan produced using PlanUp.

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