

AP MORGAN



Withybed Lane, Alvechurch, Birmingham
Offers in the region of £350,000

Features:

- Three-bedroom end-terrace home
- Spacious lounge
- Kitchen/diner
- Sun room
- Ground floor bathroom
- Rear garden with patio & lawn
- Off-road parking, with EV charge point

Description:

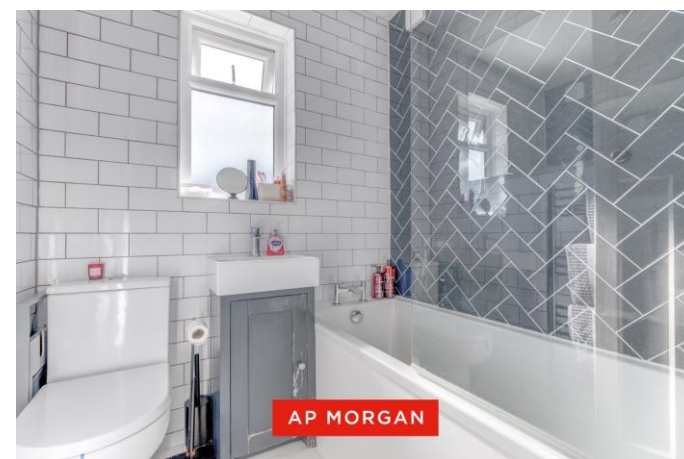
This well-presented three-bedroom family home offers a fantastic blend of comfortable living space, practical layout and a generous rear garden, making it ideal for families, first-time buyers or those looking to upsize.

The ground floor comprises a welcoming entrance hall leading into a spacious lounge, perfect for relaxing or entertaining. To the rear, a bright and sociable kitchen/diner provides ample space for both cooking and dining, with direct access into a charming sun room that overlooks the garden—an ideal spot to enjoy morning coffee or unwind in the evening. A useful pantry and a modern ground floor bathroom complete the downstairs accommodation.

Upstairs, the property offers three well-proportioned bedrooms arranged around a central landing, providing flexible space for family living, guest accommodation or a home office.

Externally, the property benefits from off-road parking to the front, along with the added convenience of an EV charge point. To the rear, the generous garden features a combination of patio and lawn, perfect for outdoor dining and entertaining, along with a useful shed and additional space for recreational use.

This is a superb opportunity to acquire a well-balanced home in a popular residential location, offering both practicality and lifestyle appeal.



Details:

Hall

Lounge 12'2" x 12'7" (3.7m x 3.84m)

Kitchen/Diner 12'7" x 12'7" (3.84m x 3.84m) max dimensions

Bathroom 5'7" x 5'7" (1.7m x 1.7m)

Sun Room 7'1" x 10' (2.16m x 3.05m)

Landing

Bedroom 1 12'1" x 12'9" (3.68m x 3.89m)

Bedroom 2 12'5" x 9'5" (3.78m x 2.87m)

Bedroom 3 9'5" x 6'3" (2.87m x 1.9m)

EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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 01527 406 956, 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?

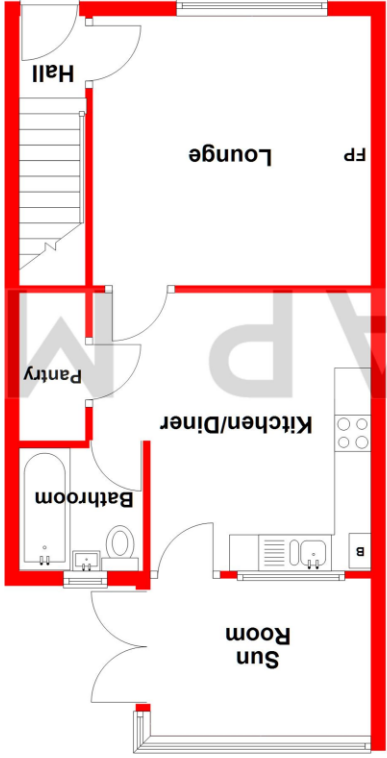
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

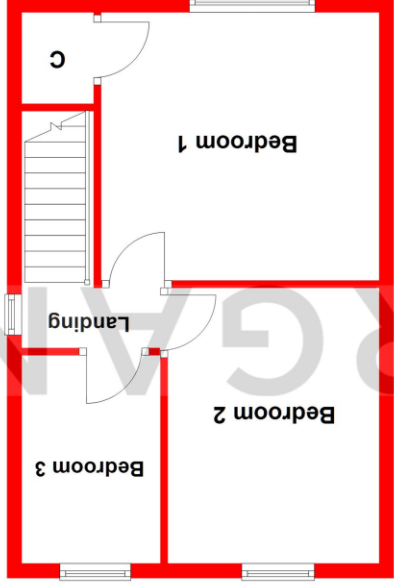
Ground Floor

Approx: 44.0 sq. metres (473.1 sq. feet)



First Floor

Approx: 37.4 sq. metres (402.9 sq. feet)



Total area: approx. 81.4 sq. metres (876.0 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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