

AP MORGAN



Moor Leasow, Birmingham
Offers in the region of £350,000

Features:

- Three double bedrooms
- Spacious lounge
- Contemporary kitchen
- Large dining room
- Garden room
- Ground floor WC
- Vast garage
- Family shower room
- Versatile rear garden
- Off-street parking

Description:

This beautifully presented, three-bedroom, semi-detached house is a perfect family home presenting a spacious living room, contemporary fitted kitchen, a large dining room, garden room, a ground floor WC, a vast garage, family shower room, a versatile rear garden, off-street parking and is in a prime position for amenities.

Approaching the property, there is off street parking with a tarmac drive allowing for parking multiple cars, this bisects a grass laid lawn offering space for planting and giving front access to the garage door and hall.

Entering the property, the hall presents stairs to the first-floor landing and access to the living room. The living room is spacious, presenting a front facing bay window, space for multiple suites and a gas fireplace. The dining room is accessed from the living room and hosts plenty of room for a dining table and chairs looking into the adjoining garden room which offers access to and panoramic views of the rear garden through double glazed windows. The contemporary fitted kitchen, also adjoining the dining room, presents ample counterspace finished with white cabinetry and hosts an integral sink with drain, electric oven, electric hob, dishwasher and under-counter fridge. Additionally, there is a pantry cupboard and access to the vast garage which offers an excess of storage spanning the length of the property. The ground floor is completed by a WC.

Ascending to the first floor, the landing offers Bedroom One, a large double looking to the front aspect with an integral wardrobe. Bedroom Two is an additional double looking to the rear, also presenting an integral wardrobe. Bedroom Three in the single of the property also looking to the front. The family shower room presents a washbasin, WC and shower.



The garden opens to a paved patio which hosts space for outdoor furniture with the garden continuing to a grass laid lawn. The garden is versatile and is completed by planted borders, bushes and wooden panel fencing.

The property benefits from proximity to nearby amenities, including Northfield train station and Wychall Lane shops, with nearby Northfield and Longbridge town centres providing 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 14'11" x 11'10" (4.55m x 3.6m) Both Max

Dining Room 9'7" x 8'4" (2.92m x 2.54m)

Kitchen 9'7" x 8'11" (2.92m x 2.72m)

Garden Room 10'6" x 7'6" (3.2m x 2.29m)

Ground Floor WC 5'2" x 2'9" (1.57m x 0.84m)

Garage 33'7" x 8'4" (10.24m x 2.54m)

Landing

Bedroom One 11'6" x 9'3" (3.5m x 2.82m) Both Max

Bedroom Two 9'10" x 9'3" (3m x 2.82m) Both Max

Bedroom Three 7'5" x 8'6" (2.26m x 2.6m) Both Max

Shower Room 6' x 7'11" (1.83m x 2.41m)



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.

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?

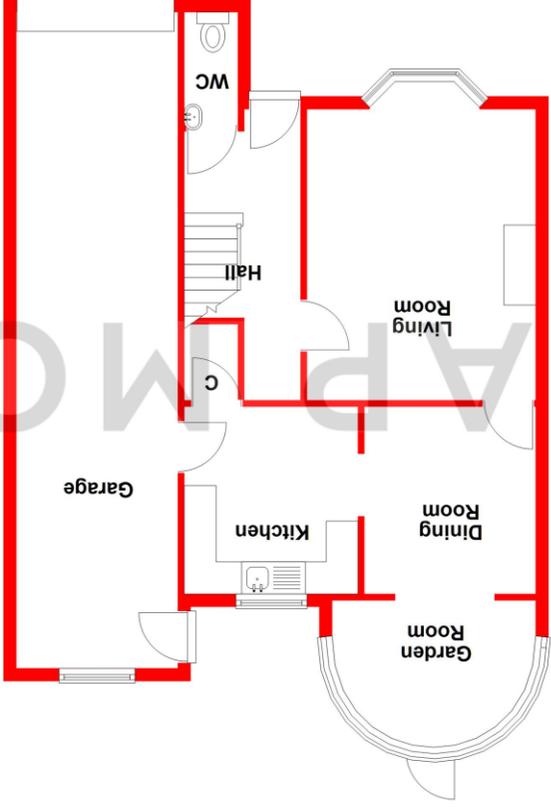
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

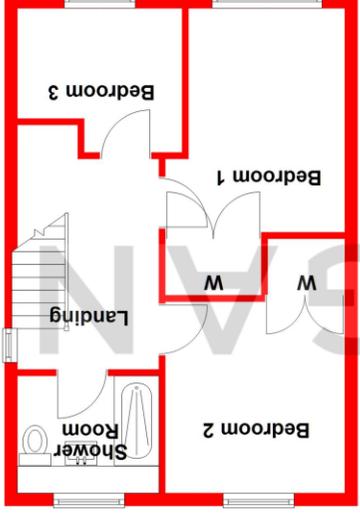
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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 £39 + 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. 76.8 sq. metres (826.7 sq. feet)



First Floor
Approx. 40.2 sq. metres (432.3 sq. feet)

Total area: approx. 117.0 sq. metres (1259.0 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 Planip.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.