

**AP MORGAN**



**Academy Road, Birmingham, West Midlands**  
Offers in excess of £230,000

**Features:**

- A beautifully presented end terrace family home
- Two bedrooms
- Spacious living room
- Modern fitted kitchen/diner
- Family bathroom
- Well-maintained garden
- Double driveway

**Description:**

A beautifully presented end terrace family home, boasting two bedroom and a double driveway. This property is situated in the popular area of King's Norton.

To the front of the property is a double driveway, providing parking for multiple vehicles, and a path leading to the side gate, providing access to the rear garden.

The ground floor accommodation comprises: an entrance hall, with stairs leading to the first-floor landing, a spacious living room benefitting from a feature bay window, downstairs WC and the modern fitted kitchen/diner, with integrated sink, gas hob and oven, along with space for freestanding appliances and access an understairs cupboard and to the rear garden through French doors.

The first-floor landing establishes: two double bedrooms, bedroom one, benefiting from a built-in wardrobe, bedroom two, benefiting from an integrated cupboard and the family bathroom, providing a bath, with an overhead shower, WC and wash basin.

To the rear is a well maintained, enclosed garden with an initial patio, perfect for garden furniture, then laid to lawn, with fenced borders.

The property is situated on Academy Road in Kings Norton, which offers excellent access a local park and to transport links to include several bus routes, Kings Norton Train Station, and is also conveniently situated for access to motorway links to M42. Longbridge close by offers a range of shopping facilities, including the largest Marks and Spencers and the fantastic Herbert's yard.



**Details:**

**Hall**

**Living Room** 13'5" x 9'11" (4.1m x 3.02m)

**Kitchen/Diner** 10'10" x 13'3" (3.3m x 4.04m) max dimensions

**WC** 3'2" x 5'2" (0.97m x 1.57m)

**Landing**

**Bedroom 1** 10'10" x 13'3" (3.3m x 4.04m) max dimensions

**Bedroom 2** 8'9" x 13'3" (2.67m x 4.04m) max dimensions

**Bathroom** 6'6" x 6' (1.98m x 1.83m)



**EPC Rating:** B

**Council Tax Band:** B (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](http://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.

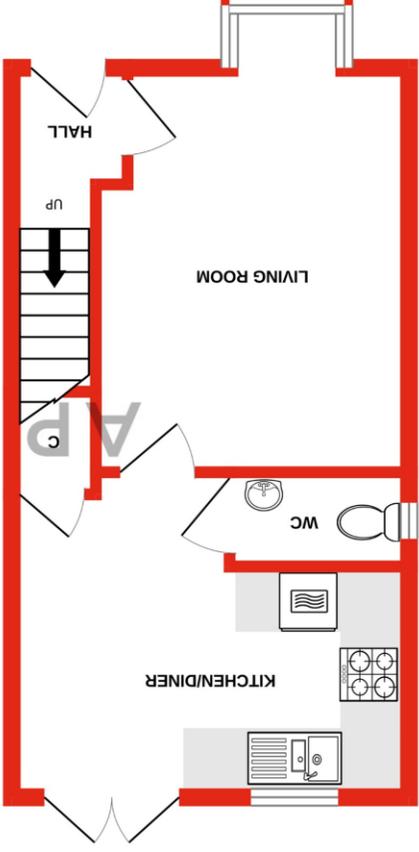
### Need a solicitor?

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.

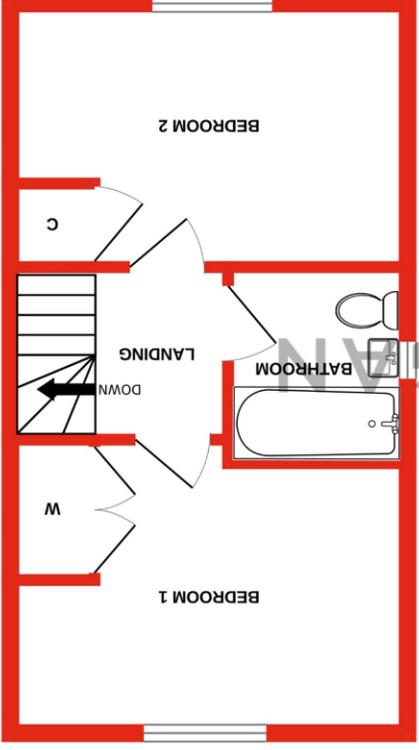
### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and 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.  
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TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.

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