



AP MORGAN

Bradshaw Avenue, Birmingham
Offers in excess of £180,000

Features:

- Two double bedrooms with integral wardrobes
- Family shower room
- Ground floor WC
- Generously sized living room with French doors to rear patio
- Substantial kitchen/diner with ample counter space
- External storage areas
- First floor storage room
- Vast and verdant rear garden with space for outdoor furniture
- Close to local amenities and schooling
- Terraced family home

Description:

Two double bedrooms. A garden that goes on and on. A terraced house that thinks bigger than its footprint.

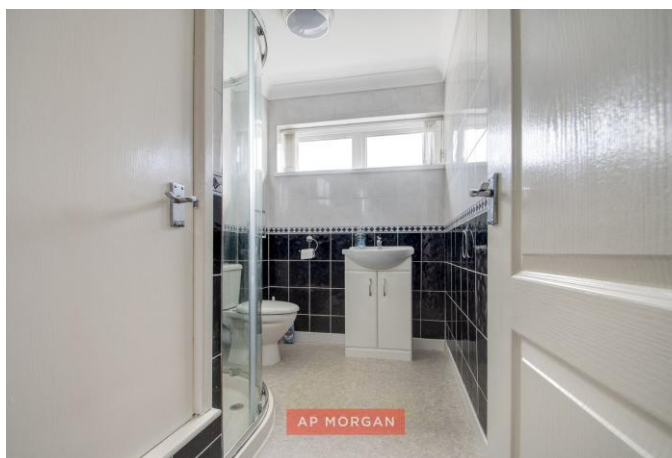
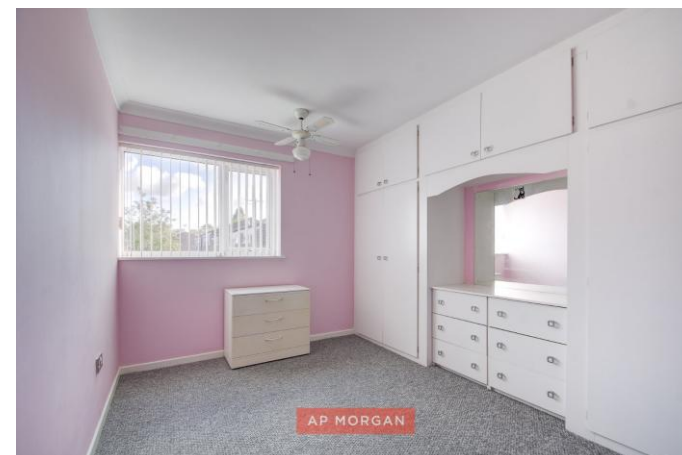
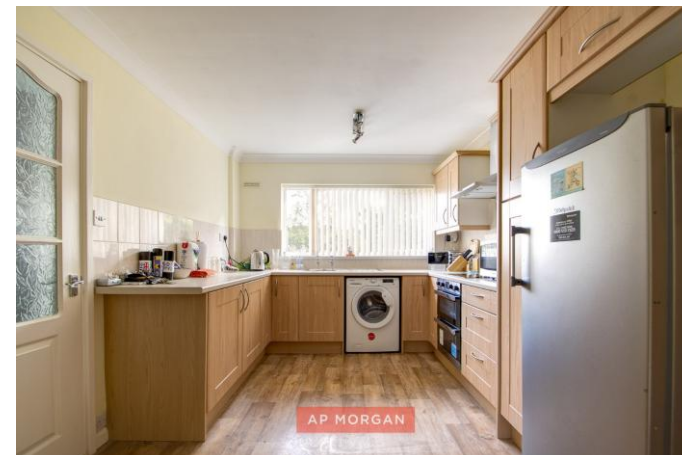
Tucked away in Birmingham, this two bedroom terraced home is one of those properties that surprises you the moment you step inside. It is deceptively generous, from the bright, bay-fronted lounge with French doors onto the patio, right through to a substantial kitchen diner with genuinely useful counter space for a family who likes to cook together. There is a ground floor WC for everyday convenience, external storage areas for bikes, tools, and everything in between, and a first floor storage room that most terraced homes simply do not have. Add two integral wardrobed double bedrooms, a family shower room, and a garden that just keeps giving, and you have a home built for real, busy life.

Our agents say...

Honestly, it is the garden that gets us every time. Vast, green, and full of possibility, whether that is summer barbecues, a trampoline for the kids, or simply somewhere to sit with a coffee and watch the world go by. There is genuinely room for garden furniture, planting, and play all at once, which is not something you find in every city terrace.

Inside, the lounge is a proper family space, flooded with light and opening straight out through French doors onto the patio, so the line between indoors and outdoors practically disappears in the warmer months. The kitchen diner is a real workhorse too, with ample counter space that makes it easy to cook, entertain, and keep family life running smoothly, all in one room.

Storage is where this house quietly wins. Between the external storage areas and the first floor storage room, you get the kind of space that terraced homes do not always offer, no more battling for cupboard room or squeezing bikes past the front door. The two double bedrooms are well



proportioned and both come with integral wardrobes, so you are getting practical living from the moment you move in, and the family shower room finishes things off nicely.

This is a home for a first time buyer ready to make their mark, or a family who wants space to grow without leaving the city behind. Close to local amenities and schooling, it ticks the boxes that matter.

Get in touch with the team at AP Morgan Bromsgrove and we will show you round.

Details:

Entrance Hall

Living Room 3.02 x 4.86

Kitchen/Diner 4.63 x 2.90

Porch

WC

First Floor Landing

Bedroom One 4.02 x 3.10 Max

Bedroom Two 3.74 x 2.96

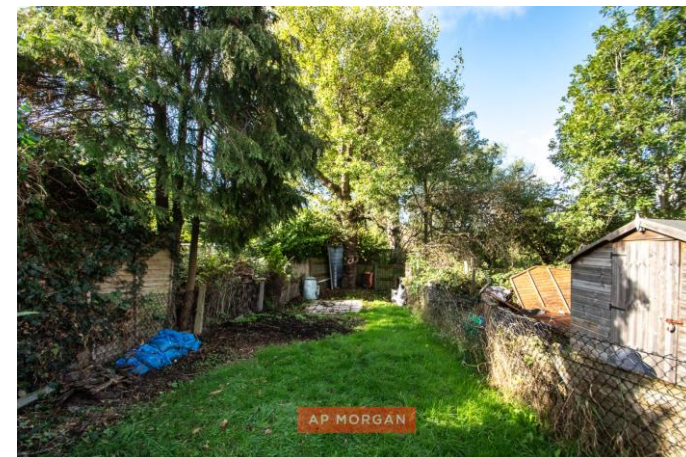
Shower Room 2.00 x 1.78

EPC Rating: To be confirmed

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

Property to sell?

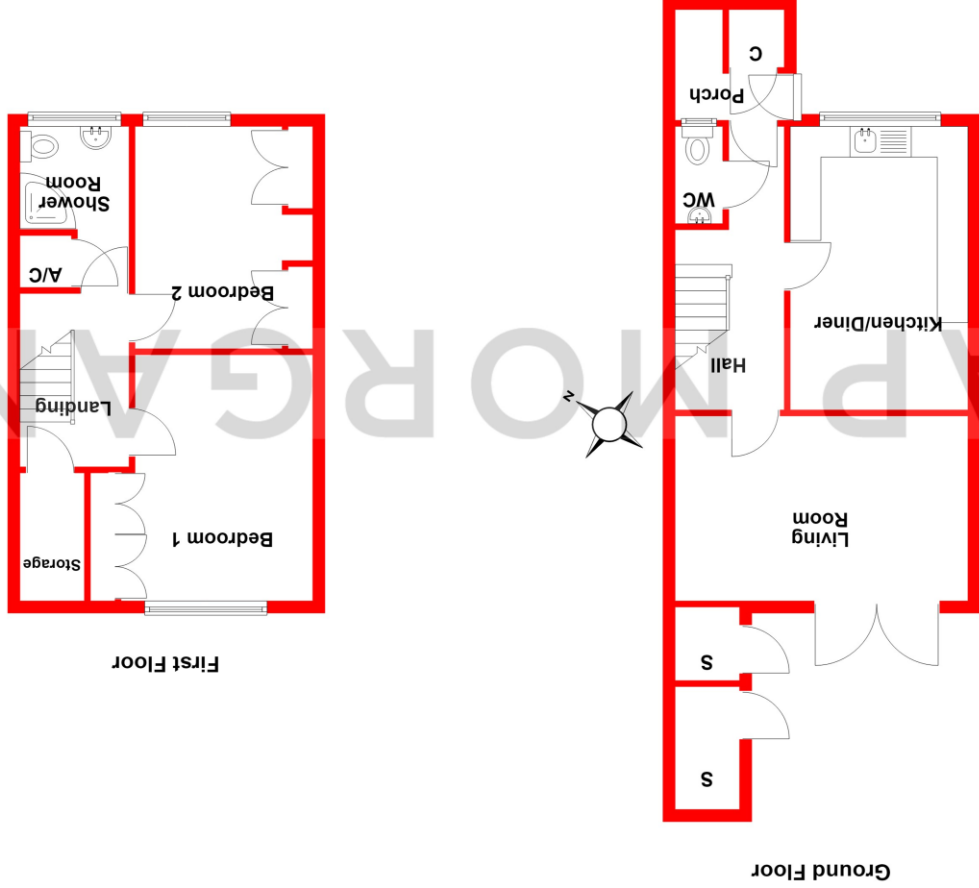
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 81.3 sq. metres (874.9 sq. feet)

Whilst every attempt 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 Planlup.

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