

AP MORGAN



Eves Croft, Birmingham

Offers in the region of £265,000

Features:

- Well presented, three-bedroom semi-detached house.
- Exciting opportunity for first time buyers and investors.
- Two double and one single bedrooms
- Spacious lounge/dining room
- Generously sized kitchen/diner
- Utility
- Large garage
- Versatile rear garden which is more expansive than neighbouring properties
- Close to local schooling
- Bright throughout due to large windows.

Description:

Are you searching for a home that ticks every box without breaking the bank? Look no further.

Tucked away in a cul-de-sac, Eves Croft is a well presented three bedroom semi-detached home that offers far more than you might expect at this price point. Whether you are taking your first step onto the property ladder or adding a solid performer to your portfolio, this one deserves your attention. Early interest is expected, so do not wait to get in touch.

From the moment you step inside, the generous proportions make an impression. Large windows flood the ground floor with natural light throughout the day, giving the home a bright, airy feel that photographs simply cannot do justice. The spacious lounge flows seamlessly into the dining area, creating a layout that works equally well for relaxed evenings in or entertaining friends and family.

The kitchen is a real highlight. Generously sized with plenty of room to cook, socialise and unwind, it is supported by a useful utility room that keeps the day to day clutter neatly out of sight.

Upstairs, two comfortable double bedrooms and a single provide flexible sleeping arrangements, served by a well appointed bathroom. The landing and storage are practical touches that make everyday living that little bit easier.

Outside, the rear garden is noticeably more expansive than those of neighbouring properties, offering real potential to create something special whether that is a private retreat, space for the children to play, or simply room to breathe. The large garage adds further versatility for storage or even a future workspace, subject to the usual permissions.



With well regarded local schools close by alongside shops, supermarkets and public transport; with everything the surrounding area has to offer on your doorstep, this is a location that sells itself.

Homes like this do not hang around. Call us today to arrange your viewing.

Details:

Porch

Hall

Lounge 14'9" x 10'11" (4.5m x 3.33m)

Dining Room 12' x 9'5" (3.66m x 2.87m)

Kitchen 12'5" x 7'11" (3.78m x 2.41m)

Utility Room 4'1" x 6' (1.24m x 1.83m)

Garage 21'5" x 11' (6.53m x 3.35m)

Landing

Bedroom One 12'2" x 10'2" (3.7m x 3.1m)

Bedroom Two 10'7" x 10'1" (3.23m x 3.07m)

Bedroom Three 8'4" x 8' (2.54m x 2.44m)

Bathroom 8'4" x 7'4" (2.54m x 2.24m)



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 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?

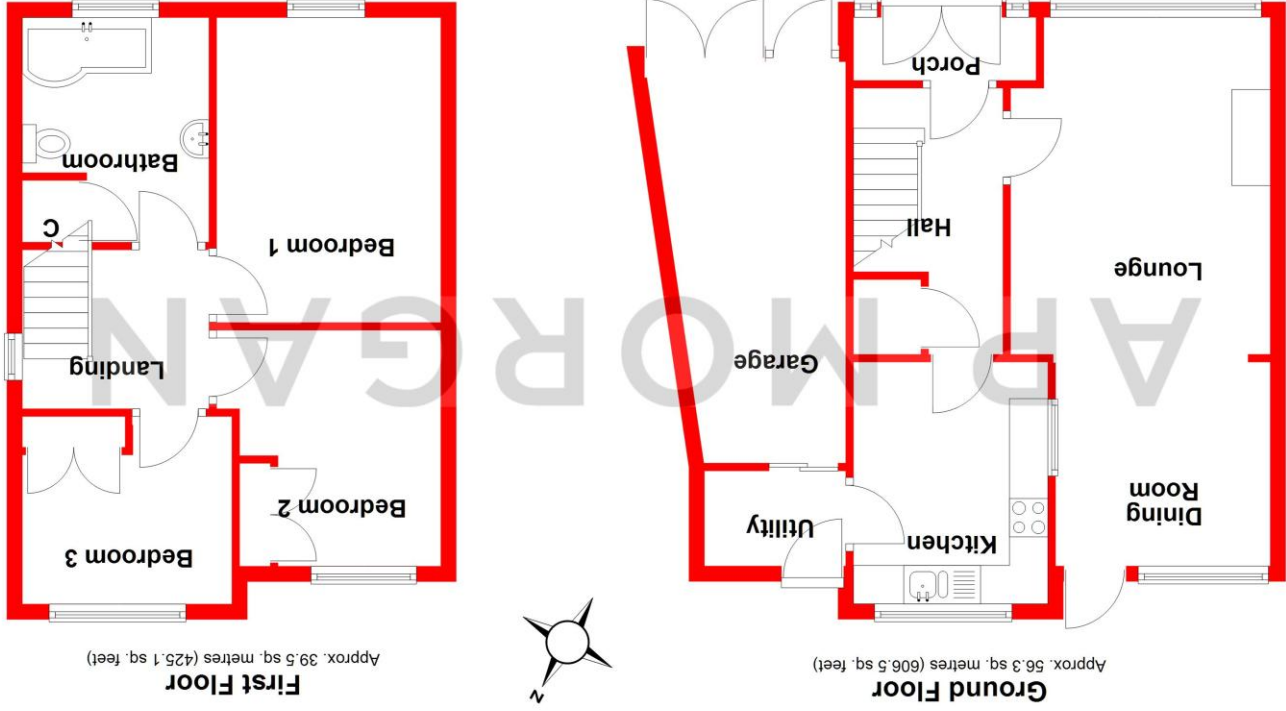
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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Identity Checks

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