

AP MORGAN



Red Hill Grove, Birmingham
Offers in excess of £190,000

Features:

- Two-bedroom end-terrace house,
- An exciting opportunity for first-time buyers,
- Substantial lounge,
- Generously sized kitchen/diner,
- Two double bedrooms,
- Family bathroom,
- Separate WC,
- Plenty of storage space,
- Versatile rear garden,
- Off-street parking,
- Prime positioning for amenities access.

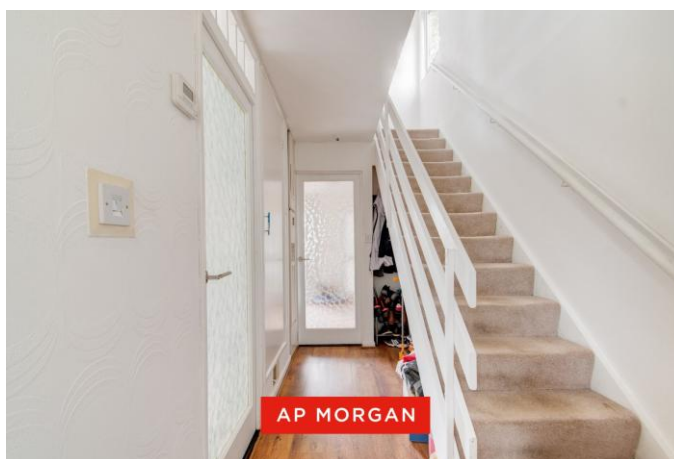
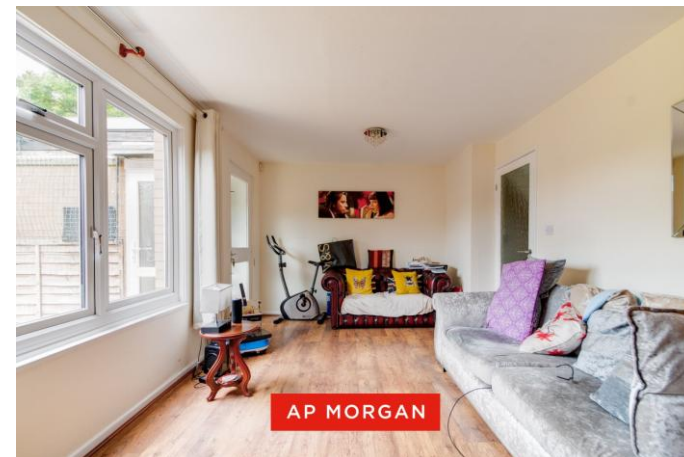
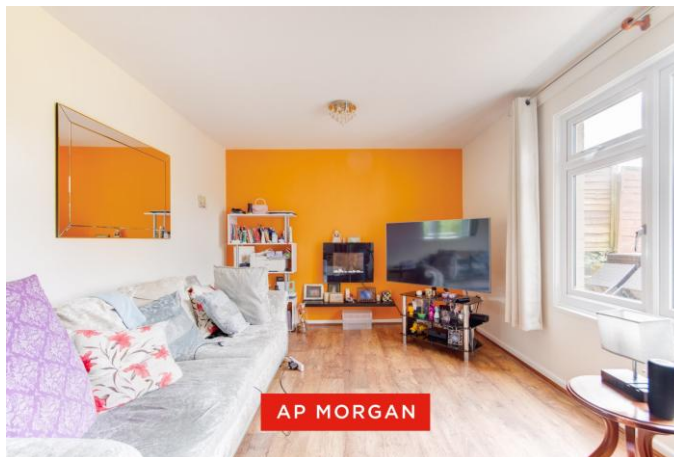
Description:

This two-bedroom end-terrace house in Birmingham presents an exciting opportunity for first-time buyers. With a substantial lounge, generously sized kitchen/diner, two double bedrooms, a family bathroom and separate WC, plenty of storage space, a versatile rear garden, off-street parking and prime positioning for amenities access.

Approaching the property, there is a tarmac drive hosting off-street parking for multiple vehicles with front access to the porch and hall.

Entering the property to the porch and hall. There is plenty of room for removing outdoor footwear and jackets, with additional space and storage cupboards for added storage. The substantial lounge is accessed from the hall, hosting space for multiple suites, an electric fireplace, and views to the rear patio, alongside access to the rear porch. The kitchen/diner is generously sized, hosting fitted cabinetry and ample counter space with an integral electric oven, gas hob, sink with drain and space/plumbing for freestanding appliances. There are also views to the front drive. The ground floor is completed by an open under-stairs storage area and a separate storage cupboard accessed from the hall alongside a rear storage room accessed from the lounge.

Ascending to the first-floor, Bedroom One is a large double looking to the front aspect, presenting space for freestanding furniture. Bedroom Two is similarly a large double looking to the rear aspect with an adjoining walk-in



storage area/wardrobe. The first floor is completed by a bathroom presenting a wash basin, bath/shower and a separate WC with access from the landing.

The rear garden opens to a paved patio, giving plenty of space for garden furniture and continuing to a grass-laid lawn bisected by a paved path, this allows for outdoor activities and a versatile garden, which is completed by a border of wooden panel fencing.

Details:

Porch

Hall

Lounge 10'4" x 17'7" (3.15m x 5.36m) Both Max

Kitchen/Diner 13' x 11'6" (3.96m x 3.5m) Both Max

Secondary Porch

Storage 5'8" x 4'8" (1.73m x 1.42m)

Landing

Bedroom One 14'6" x 11'6" (4.42m x 3.5m) Both Max

Bedroom Two 6'8" x 14'5" (2.03m x 4.4m) Both Max

Bedroom Two Storage 6'8" x 3' (2.03m x 0.91m)

Bathroom 5'6" x 5'9" (1.68m x 1.75m)

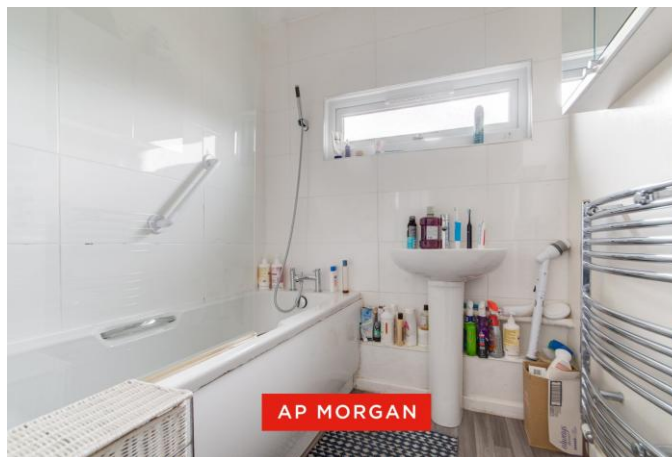
WC 8'3" x 3'5" (2.51m x 1.04m)

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.



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Need a mortgage?

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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.

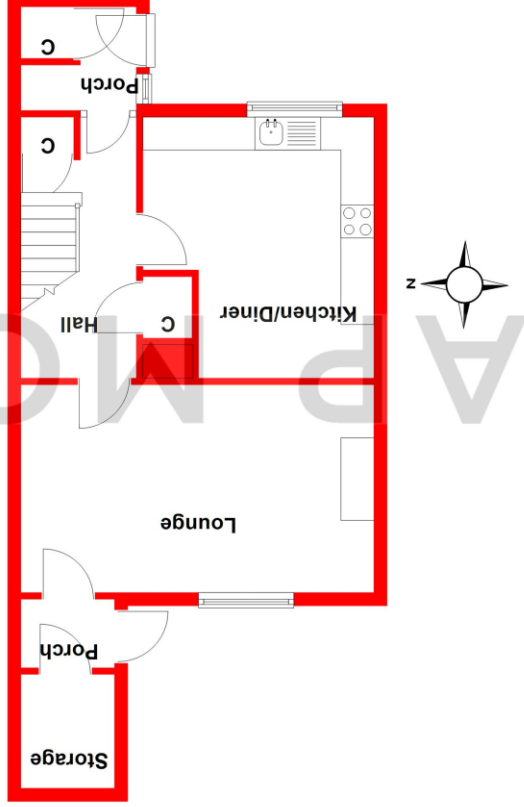
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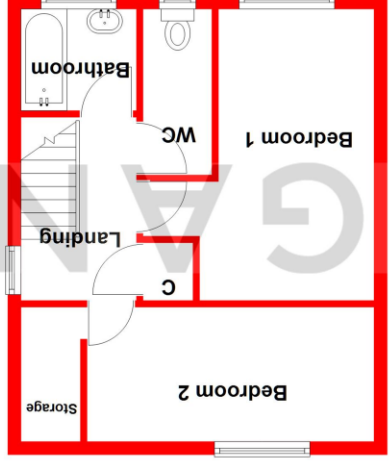
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Ground Floor
Approx. 49.2 sq. metres (529.1 sq. feet)



First Floor
Approx. 35.5 sq. metres (381.9 sq. feet)



Total area: approx. 84.6 sq. metres (911.0 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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