

AP MORGAN



Rowan Drive, Birmingham, West Midlands
Asking Price £425,000

Features:

- Superb Location
- Fantastic Four Bedroom Family Home
- Fitted Kitchen with Appliances
- Master with En-Suite Shower Room
- Large Living Room
- Landscaped Rear Garden
- Good-Sized Garage
- Spacious Driveway

Description:

Situated in a quiet and highly desirable location is this beautifully presented four-bedroom detached home. Offering spacious and versatile accommodation throughout, the property is ideal for families seeking a home ready to move straight into, in great school catchment area.

The property is set back from the road behind a private driveway providing ample off-road parking and access to the garage.

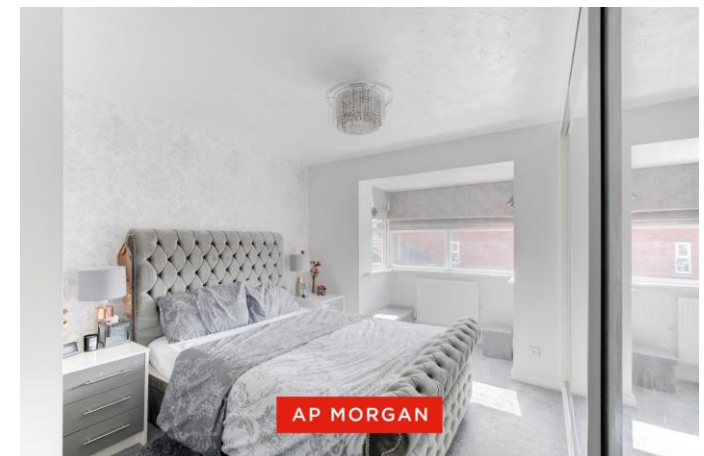
Upon entering, a welcoming hallway gives access to a generous living room and a modern dining room, perfect for family meals and entertaining. The fitted kitchen benefits from a separate utility room, while a convenient guest WC completes the ground floor.

On the first floor, the property boasts four well-proportioned bedrooms. The master bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a contemporary family wet room.

To the rear, the property features a well-landscaped garden, offering an ideal space for outdoor relaxation and entertaining.

The home is well placed for an array of local amenities including shops, restaurants, and leisure facilities. It also benefits from excellent transport links, with easy access to major motorway networks and reliable public transport options.

Details:



Living Room 18'1" x 11'6" (5.5m x 3.5m) Both Max

Dining Room 12'10" x 8'9" (3.9m x 2.67m)

Kitchen 12'1" x 9'9" (3.68m x 2.97m)

Utility Room 9'9" x 7'7" (2.97m x 2.3m)

Garage 20'8" x 8'11" (6.3m x 2.72m)

WC

Master Bedroom 16'5" x 11'6" (5m x 3.5m) Both Max

En-Suite

Bedroom 2 11'2" x 7'9" (3.4m x 2.36m) Both Max

Bedroom 3 9'9" x 5'11" (2.97m x 1.8m)

Bedroom 4 9'7" x 6'5" (2.92m x 1.96m)

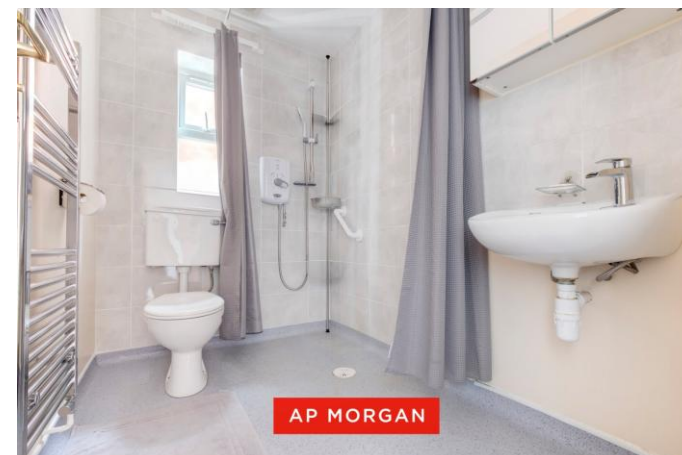
Wet Room 7'7" x 5'2" (2.3m x 1.57m)

EPC Rating: D

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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 817 8585, 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.

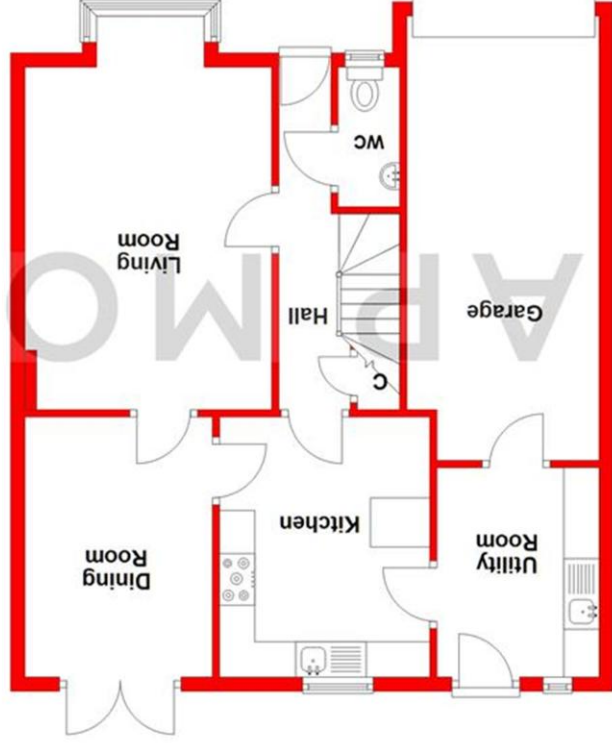
Need a solicitor?

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.

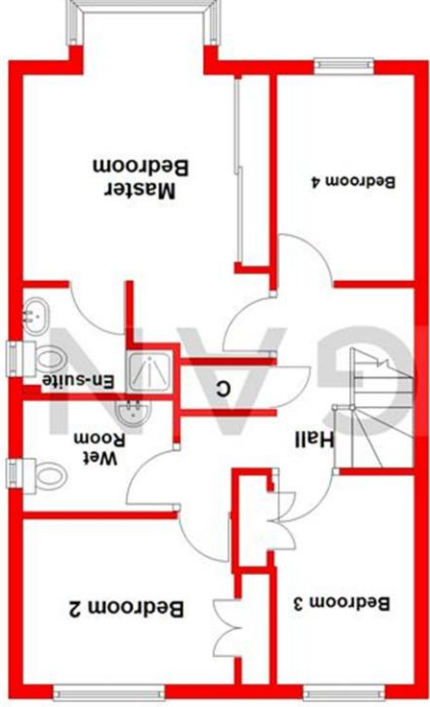
Identity Checks

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.

Ground Floor
Approx. 73.4 sq. metres (790.4 sq. feet)



First Floor
Approx. 49.0 sq. metres (527.4 sq. feet)



Total area: approx. 122.4 sq. metres (1317.8 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.

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 authority to give 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.