

AP MORGAN



Winchester Gardens, Birmingham
Offers in the region of £365,000

Features:

- Beautifully presented, three-bedroom, detached home
- Perfect for large or growing families
- Two double and one single bedrooms
- Spacious lounge/dining room
- Contemporary kitchen
- Ground floor WC
- Generously sized garage
- Conservatory
- Family bathroom
- Off-street parking
- Versatile rear garden
- Prime positioning for amenities

Description:

This beautifully presented, three-bedroom, detached house in Birmingham is perfect for large or growing families and presents spacious lounge/dining room, a contemporary kitchen, ground floor WC, generously sized garage, conservatory, family bathroom, off-street parking, a versatile rear garden and prime positioning for amenities.

Approaching the property, there is a large block paved drive with space for parking multiple vehicles with front access to the porch/hall, garage and rear garden access through a side gate. The drive adjoins a grass laid lawn offering space for planting and has a low brick wall at the border.

Entering the property to the porch and hall, there is ample room for removing outdoor footwear, jackets and storage. The lounge/dining room is accessed from the hall and presents multiple suites, a large dining table and chairs, an electric fire and is well illuminated with a large front facing window and rear conservatory. The conservatory is double glazed and gives room for freestanding furniture, panoramic views of the rear garden and access to the patio. The kitchen is similarly accessed from the hall and is contemporary, hosting ample counterspace, an integral double electric oven, gas hob, dishwasher, sink with drain, extractor hood and space for freestanding appliances. A secondary hall gives access to the ground floor WC presenting a washbasin, WC and space/plumbing for freestanding appliances. Additionally, the garage is accessible from the hall and offers plenty of space for storage with an electric roll-top garage door and further access to the rear garden. The ground floor is completed by an understairs cupboard.

Ascending to the first-floor landing, Bedroom One presents a spacious double looking to the rear aspect featuring integral wardrobes, fitted drawers and a dressing table alongside plenty of space for freestanding furniture. Bedroom Two is also a large double looking to the rear with multiple integral wardrobes. Bedroom Three is the single bedroom of the property, looking to the front aspect with integral drawers, cupboard and desk space. The family bathroom presents a washbasin, WC and bath/shower. The first floor is completed by a cupboard accessed from the landing.



The rear garden opens to a paved patio hosting ample room for garden furniture and external storage, there is a secondary patio which presents an area for potted plants and a gravel patio supporting further outdoor furniture encompassed by these patios is a significant grass laid lawn offering the perfect space for outdoor activities. The garden is completed by a shed offering external storage and a border of wooden panel fencing.

This property boasts an excellent location in Northfield. Located on a quiet, residential cul-de-sac, the property benefits from proximity to Northfield train station. Nearby Northfield town centre features a wide range of local amenities and shops. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.

Details:

Porch

Hall

Lounge/Dining Room 18'1" x 16'3" (5.5m x 4.95m) Both Max

Kitchen 11'2" x 8'7" (3.4m x 2.62m)

Hall

Ground Floor WC 6'2" x 4'9" (1.88m x 1.45m)

Garage 16'3" x 8'2" (4.95m x 2.5m)

Conservatory 10'7" x 13'2" (3.23m x 4.01m)

Landing

Bedroom One 11'5" x 12'2" (3.48m x 3.7m) Both Max

Bedroom Two 11'5" x 12'11" (3.48m x 3.94m) Both Max

Bedroom Three 9' x 7'8" (2.74m x 2.34m) Both Max

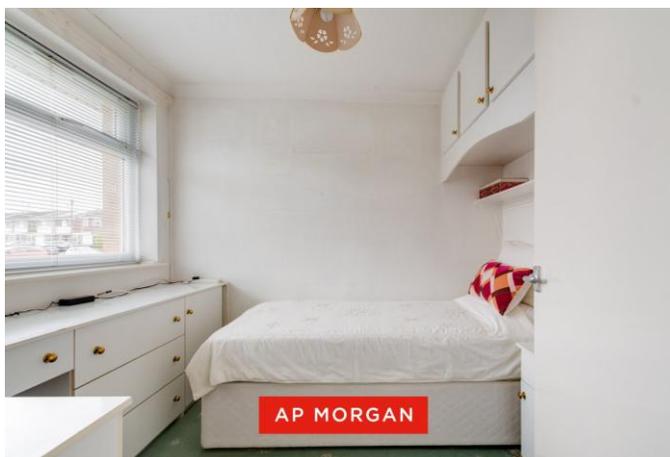
Bathroom 6'4" x 5'7" (1.93m x 1.7m)

EPC Rating: D

Council Tax Band: D (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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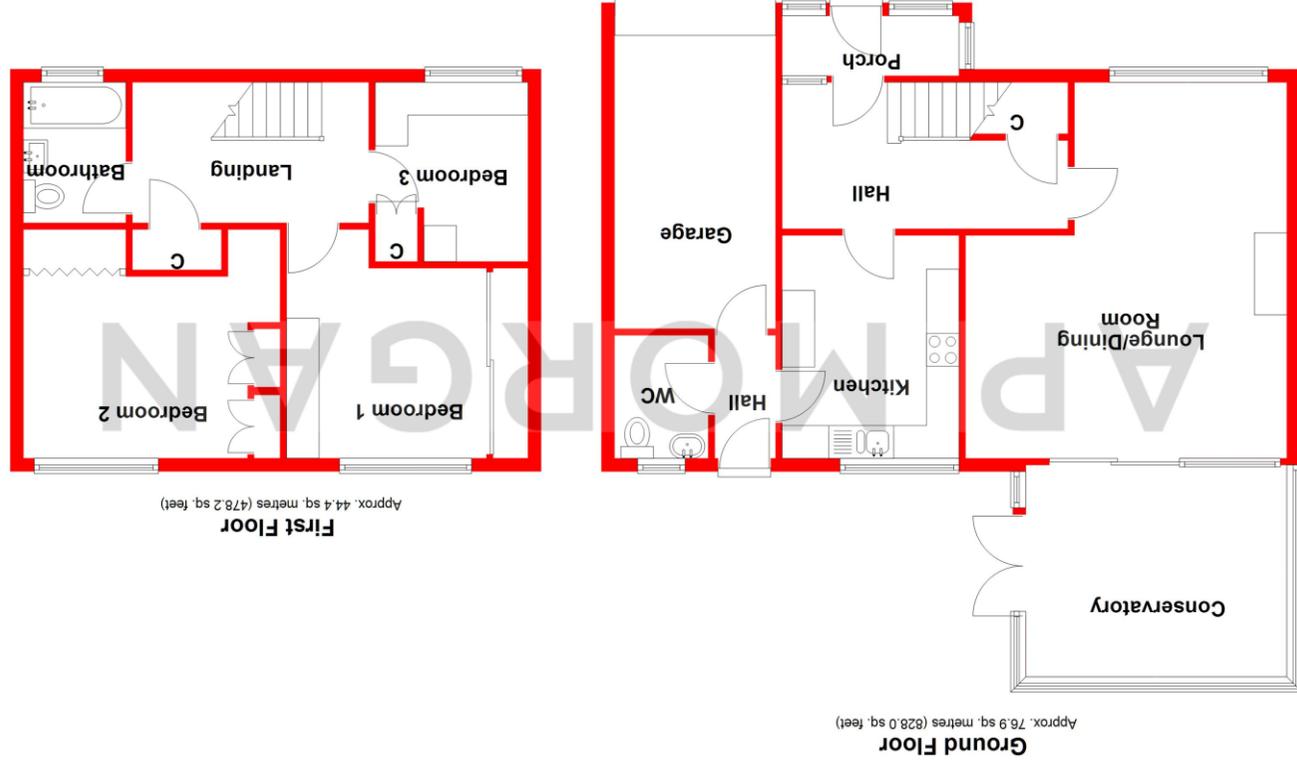
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