

AP MORGAN



Topland Grove, Birmingham
Offers in the region of £325,000

Features:

- Beautifully presented four-bedroom end of terrace house
- Recently renovated and is perfect for large and growing families
- Generously sized lounge
- Spacious kitchen/diner
- Ground floor WC
- An understairs storage cupboard
- Large garden room
- Off-street parking
- Low-maintenance rear garden
- Prime positioning for amenities

Description:

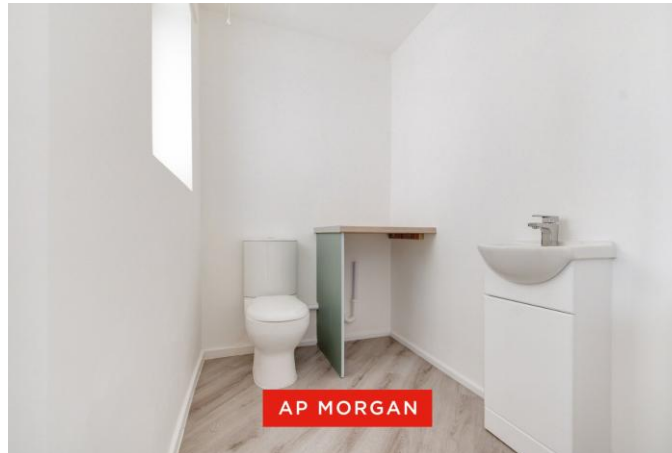
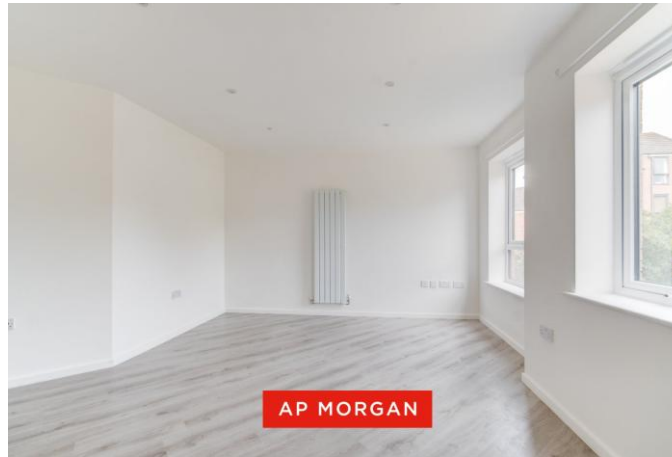
This beautifully presented four-bedroom end of terrace house has been recently renovated and is perfect for large and growing families and first-time buyers. Presenting a generously sized lounge, spacious kitchen/diner, ground floor WC, an understairs storage cupboard, and large garden room. Off-street parking, a low-maintenance rear garden, prime positioning for amenities.

Approaching the property, there is a brick-paved drive with space for parking multiple vehicles. Adjoining a paved front garden, giving front access to the porch and rear garden access through a side gate.

Entering the property to the porch, there is significant space for storage and access to the hall. The lounge is generously sized with space for multiple suites, freestanding furniture, and views to the front garden. The kitchen diner hosts fitted cabinetry offering ample counter space and an electric hub sink with drain and space for freestanding appliances. This continues to the ground floor WC, hosting a wash basin and WC, with a secondary hall including an integrated storage cupboard and access to the large garden room, offering panoramic views of the rear garden.

The rear garden opens to a paved patio offering ample room for outdoor furniture and external storage. This is a low maintenance garden bordered by wooden panel fencing.

Located in a residential area, the property benefits from close proximity to local shops and amenities. Nearby Northfield town centre, Longbridge town centre, and Rubery Great Park offer a wide range of amenities, including shops, restaurants, bars, and entertainment. 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 14'8" x 14'9" (4.47m x 4.5m) Both Max

Kitchen 16'2" x 10'1" (4.93m x 3.07m) Both Max

Ground Floor WC 7' x 9' (2.13m x 2.74m) Both Max

Garden Room 10'6" x 20'3" (3.2m x 6.17m) Both Max

Landing

Bedroom Two 14'2" x 14'11" (4.32m x 4.55m) Both Max

Bedroom Three 9'7" x 6'10" (2.92m x 2.08m) Both Max

Bedroom Four 7' x 9'8" (2.13m x 2.95m) Both Max

Bathroom 5'7" x 6'10" (1.7m x 2.08m) Both Max

Landing

Bedroom One 19'9" x 15'10" (6.02m x 4.83m) Both Max

En-suite Shower Room 3'5" x 9' (1.04m x 2.74m) Both Max



EPC Rating: C

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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Property to sell?

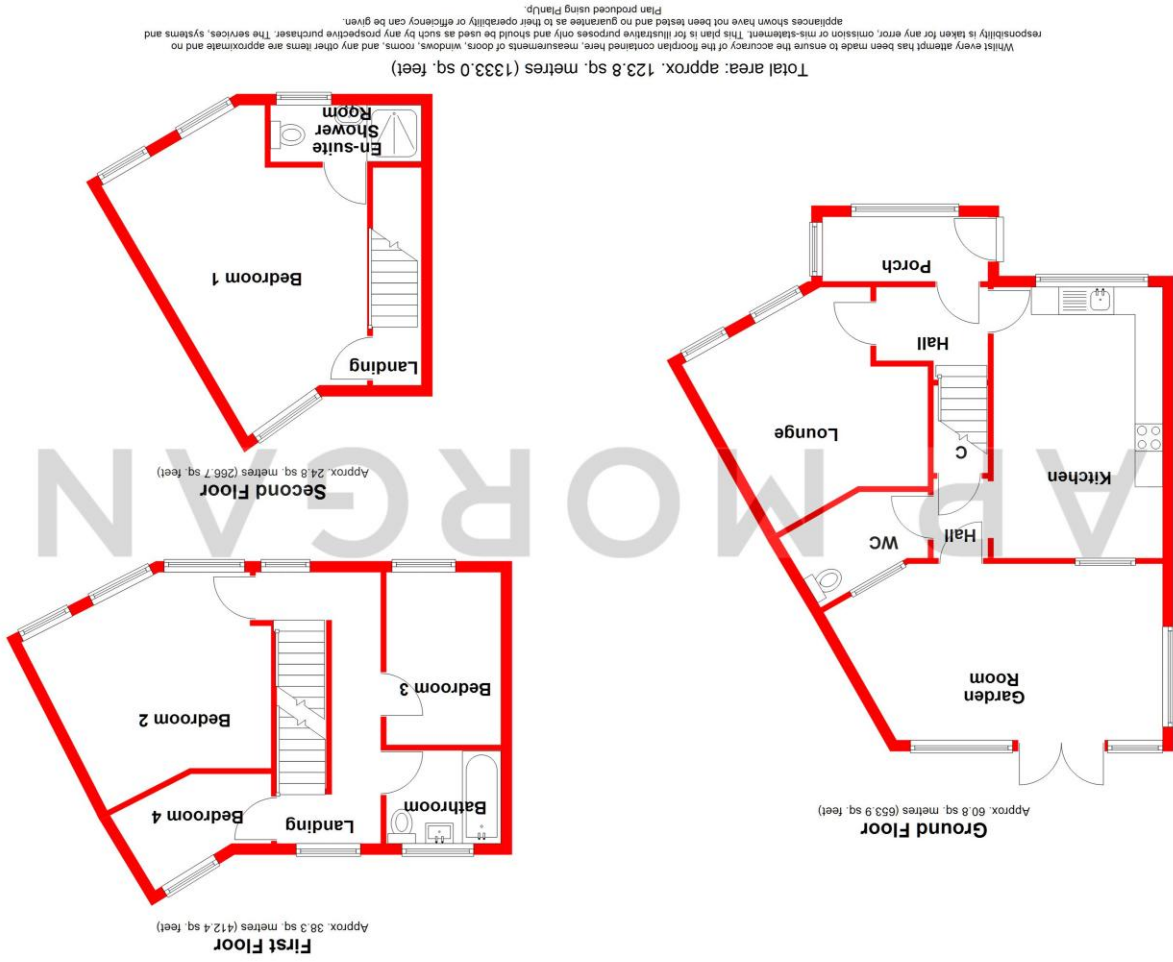
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