

AP MORGAN



Parsons Hill, Birmingham
Offers in the region of £240,000

Features:

- This well-presented two-bedroom semi-detached house
- Generously sized lounge,
- Large kitchen/diner,
- Rear conservatory,
- Two double bedrooms,
- Spacious family bathroom,
- Plenty of storage space,
- Versatile and verdant front and rear gardens,
- Prime positioning for amenities access.

Description:

This well-presented two-bedroom semi-detached house in Kings Norton presents: a generously sized lounge, large kitchen/diner, rear conservatory, two double bedrooms, a spacious family bathroom, versatile and verdant front and rear gardens and is in prime positioning for amenities access.

Approaching the property, there is a tiered and expansive front garden bisected by paved steps taking you to the front door, with planting space on each level, creating a versatile and verdant space. Additionally, there is a side gate allowing rear garden access.

Entering the property to the porch and hall, there is ample room for removing outdoor footwear and jackets, with the stairs leading to the first-floor landing immediately accessible alongside access to the generously sized lounge. The lounge offers plenty of room for multiple suites, freestanding furniture, an electric fireplace and under stairs storage cupboard. The kitchen/diner is accessed from the lounge and presents ample counter space with an integral double electric oven, gas hob, double sink with drain, and space for free-standing appliances. The adjoining diner area gives room for a large dining table and chairs, with access to the rear conservatory, which allows for panoramic views of the rear garden and access through a patio door.

Ascending to the first floor, bedroom one is a spacious double looking to the front aspect, with integral wardrobes and a walk-in wardrobe perfect for storing clothes and footwear. Bedroom two is also a double, looking to the rear aspect. The family bathroom is substantial offering a wash basin, WC, and bath/shower.



The rear garden is accessed from the conservatory and opens to a paved path leading to a gravel patio, perfect for free-standing garden furniture. This leads to a secondary raised decked patio giving further space for outdoor furniture and entertaining. Continuing further there is a sweeping grass-laid lawn bisected by a paved path, which offers ample room for outdoor activities, with the rear garden being completed by wooden panel fencing, a side gate to the front garden, and a wooden outbuilding perfect for storage.

Details:

Porch

Hall

Living Room 15'8" x 13'10" (4.78m x 4.22m) Both Max

Kitchen/Diner 8'9" x 17'2" (2.67m x 5.23m)

Conservatory 7'4" x 12'4" (2.24m x 3.76m)

Landing

Bedroom One 10'3" x 13'7" (3.12m x 4.14m) Both Max 12' to Wardrobes

Bedroom Two 10'11" x 9' (3.33m x 2.74m)

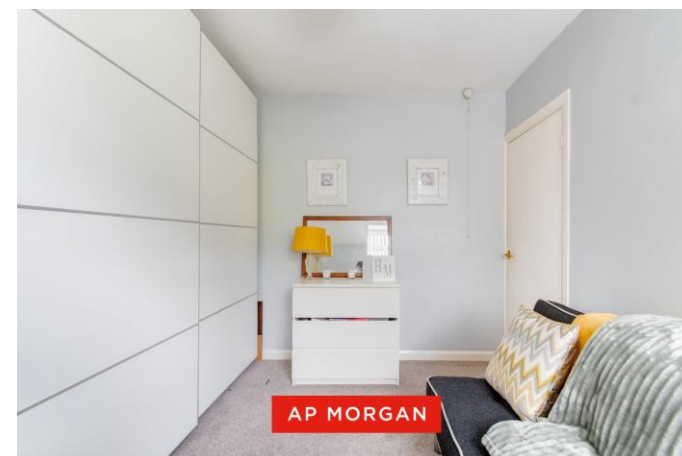
Bathroom 7'8" x 7'10" (2.34m x 2.4m)

EPC Rating: D

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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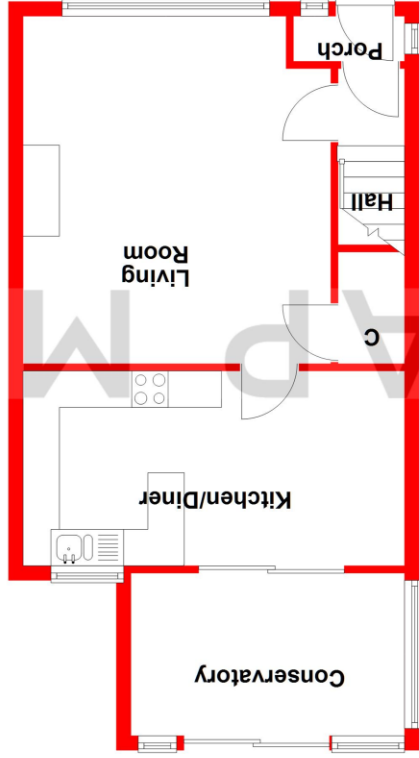
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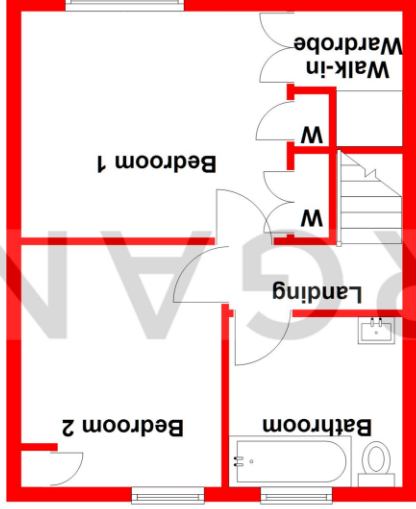
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Ground Floor
Approx: 48.4 sq. metres (520.5 sq. feet)



First Floor
Approx: 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 82.6 sq. metres (889.3 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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