

AP MORGAN



Pine Woods, Bartley Green
Offers Over £350,000

Features:

- Beautifully presented, three-bedroom, link detached house.
- Perfect for large and growing families.
- Two double & one single bedrooms
- Substantial lounge
- Contemporary fitted kitchen/diner
- Large conservatory
- Ground floor WC
- Family bathroom
- Generously sized garage/utility
- Plenty of storage space
- Off-street parking
- Prime location for amenities

Description:

This beautifully presented three-bedroom link detached house is perfect for large and growing families. Presenting a substantial lounge, contemporary fitted kitchen/diner, large conservatory, ground floor WC, generously sized garage/utility, two double and one single bedrooms, family bathroom, plenty of storage space, off-street parking, and is in a prime position for amenities.

Approaching the property, there is a block-paved drive allowing parking for multiple vehicles, with a grass-laid lawn at the border and front access to the garage and hall.

Entering the hall, there is room for removing outdoor footwear and jackets, with a ground floor WC immediately accessible alongside stairs to the first floor landing. Similarly, the lounge is immediately accessible, and is substantial, hosting space for multiple suites, a gas fireplace, and large patio doors leading to the rear conservatory which aids in illuminating the room. The conservatory offers panoramic views of the rear garden through double-glazed windows and presents room for free-standing furniture, with double French doors offering egress to the patio. The kitchen/diner is accessed from the lounge and is contemporary, offering ample counter space with an integral electric oven, gas hob, double sink with drain, dishwasher, and fridge/freezer. The adjoining dining room gives space for a dining table and chairs, with a front-facing bay window illuminating the space well. The ground floor is completed by a garage/utility, which offers space/plumbing for freestanding appliances and plenty of room for storage.

Ascending to the first floor, the landing presents: Bedroom one, which is a large double looking to the front aspect with an integral wardrobe. Bedroom two is similarly a large double looking to the front. Bedroom three is the single room of the property, hosting an integral storage cupboard and looking to the front aspect. The family bathroom



presents a wash basin, WC and bath/shower alongside an integral storage cupboard.

The rear garden opens to a paved patio offering space for garden furniture. This continues to a sweeping grass lawn, which gives significant room for outdoor activities, with additional paved patios at the borders alongside wooden panel fencing.

The area of Bartley Green offers fantastic access to local transport and major road links for travel to surrounding areas including access to Selly Oak, Bournville, and Northfield. Nearby well-regarded schooling is available in addition to local green spaces, shops, and access to the M5 & M42 for further travel.

Details:

Hall

Lounge 13'11" x 13'10" (4.24m x 4.22m) Both Max

Kitchen/Diner 18'3" x 9'6" (5.56m x 2.9m) Both Max

Conservatory 9'4" x 8'6" (2.84m x 2.6m) Both Max

Ground Floor WC 6'1" x 2'5" (1.85m x 0.74m)

Garage 17'6" x 8'8" (5.33m x 2.64m) Both Max

Landing

Bedroom One 9'6" x 13'1" (2.9m x 4m) Both Max

Bedroom Two 10'1" x 10'5" (3.07m x 3.18m) Both Max

Bedroom Three 9'1" x 7'6" (2.77m x 2.29m) Both Max

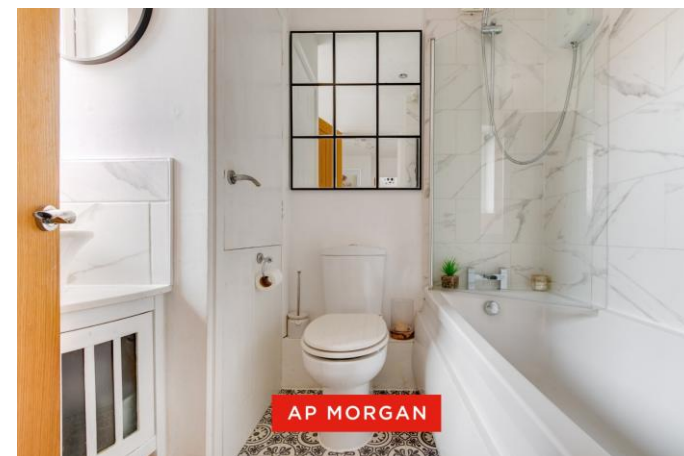
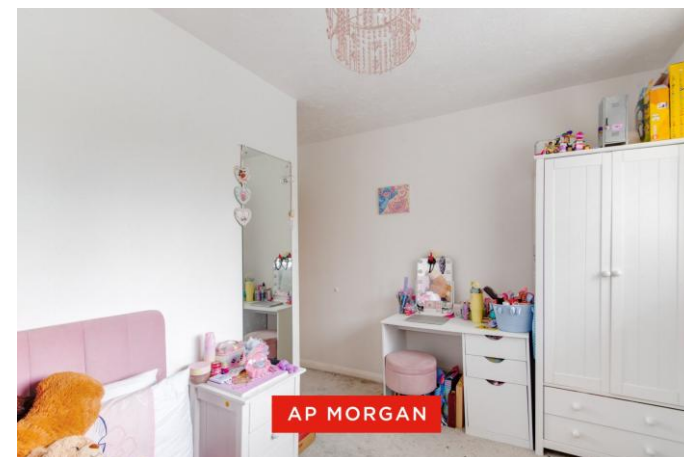
Bathroom 7'1" x 3'10" (2.16m x 1.17m) Both Max

EPC Rating: To be confirmed

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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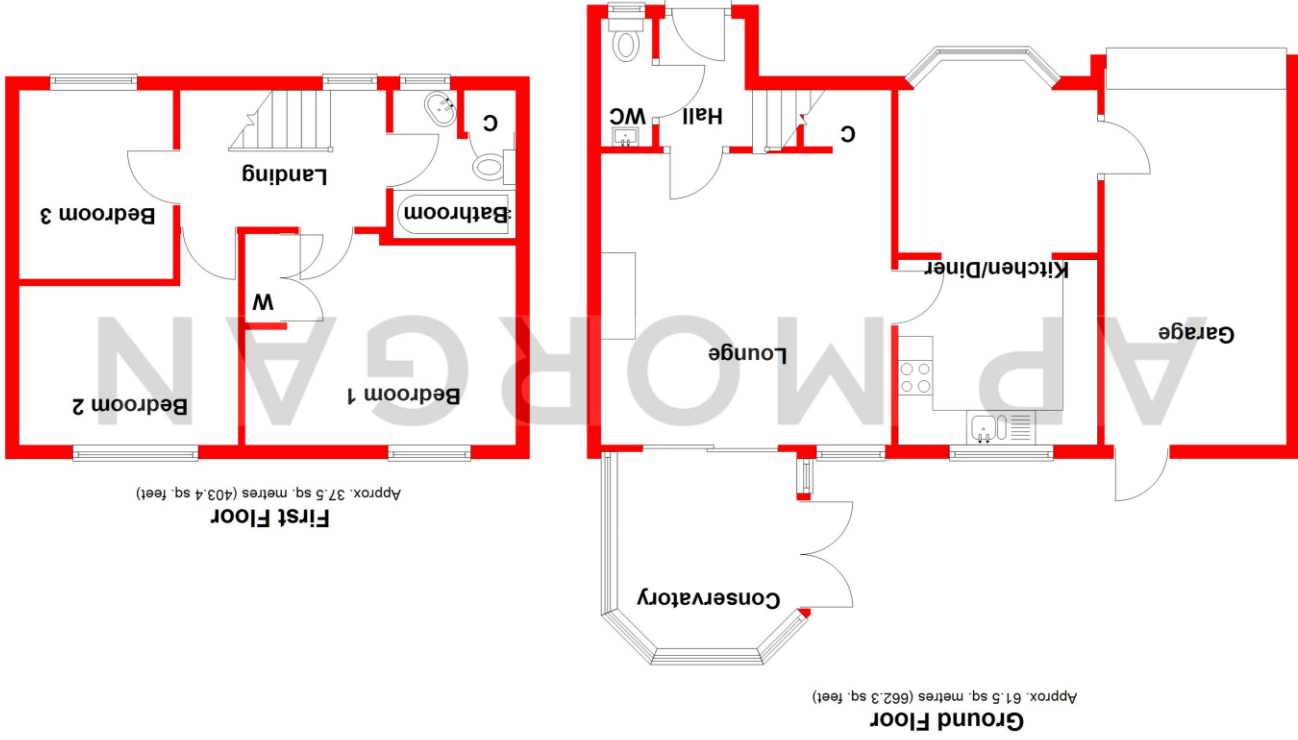
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