

**AP MORGAN**



**Houldey Road, Birmingham**  
Offers in excess of £220,000



### Features:

- Sought After Area of West Heath
- Great Condition Two Bedroom Semi Detached Home
- Driveway With Space for Multiple Vehicles
- Master Bedroom with Adjoining Dressing Room
- Fitted Kitchen with Integrated Appliances
- New Boiler fitted in 2024, Achieving EPC Rating: C
- Rear Garden with Patio and Steps Leading to Lawn

### Description:

Nestled in the highly desirable locale of West Heath, this delightful and extended two-bedroom semi-detached home presents an exceptional opportunity to acquire a residence of charm and character.

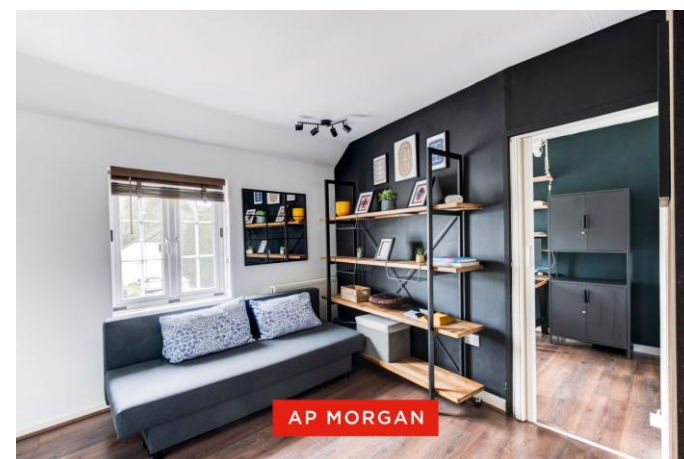
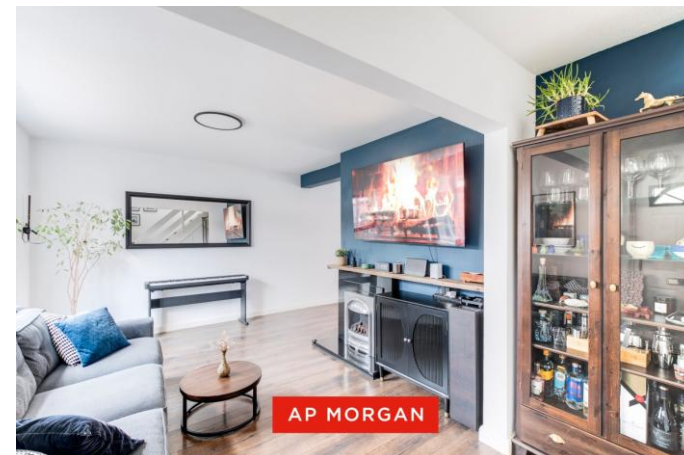
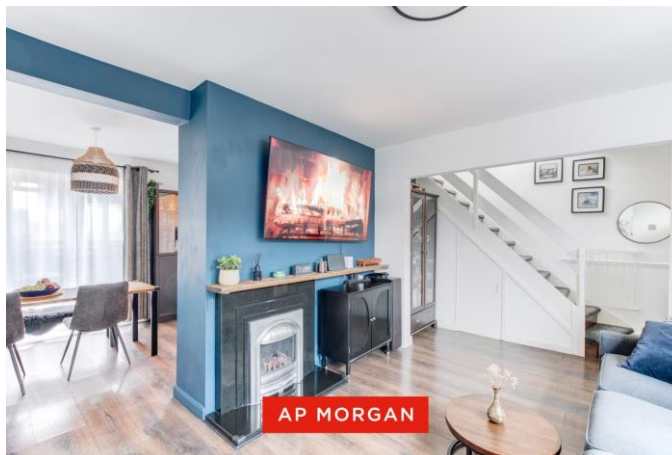
Meticulously maintained and thoughtfully enhanced, this property offers a harmonious blend of space, comfort, and modern convenience. Approached via a private drive, the home exudes a sense of exclusivity and tranquillity from the moment you arrive.

Stepping inside, you are greeted by a warm and inviting atmosphere. The welcoming entrance hall leads you into a generously sized lounge, bathed in natural light and providing an ideal space for relaxation and cherished family moments.

Adjacent to the lounge, the dining room offers a seamless transition, creating a fluid and versatile layout perfect for both intimate gatherings and larger celebrations. The well-equipped kitchen boasts ample storage and workspace, catering to the needs of the modern home chef. A practical lean-to provides additional flexible space, ideal for a utility area or sunroom.

Ascending to the first floor, you'll discover a spacious and luxurious master bedroom, complete with a dedicated dressing room, offering a private sanctuary for relaxation and rejuvenation. A further well-proportioned bedroom provides ample space for family, guests, or a home office. A stylish and contemporary shower room serves the bedrooms, ensuring comfort and convenience for all. Two convenient storage cupboards on the landing provide additional storage solutions.

Venturing outside, the property enjoys a private and enclosed garden, providing a perfect setting for outdoor activities, alfresco dining, and peaceful relaxation.





Ideally located close to local schools and a wide range of amenities, this home offers the perfect blend of convenience and community. Excellent public transport links and easy access to the main motorway networks make commuting a breeze, connecting you to the wider region with ease.

#### Details:

##### Hall

**Lounge** 10'6" x 18'11" (3.2m x 5.77m)

**Dining Room** 8'8" x 8'11" (2.64m x 2.72m)

**Kitchen** 8'8" x 10' (2.64m x 3.05m)

**Lean-To** 13'9" x 4'6" (4.2m x 1.37m)

**Bedroom 1** 11'5" x 12'10" (3.48m x 3.9m)

**Dressing Room** 10' x 6'9" (3.05m x 2.06m)

**Bedroom 2** 11'2" x 8'6" (3.4m x 2.6m)

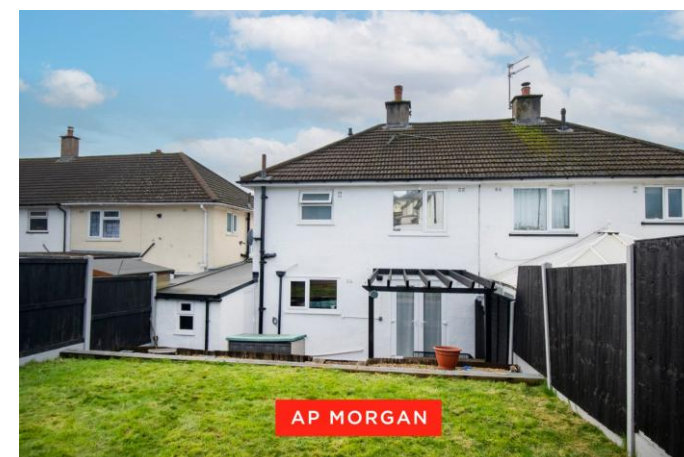
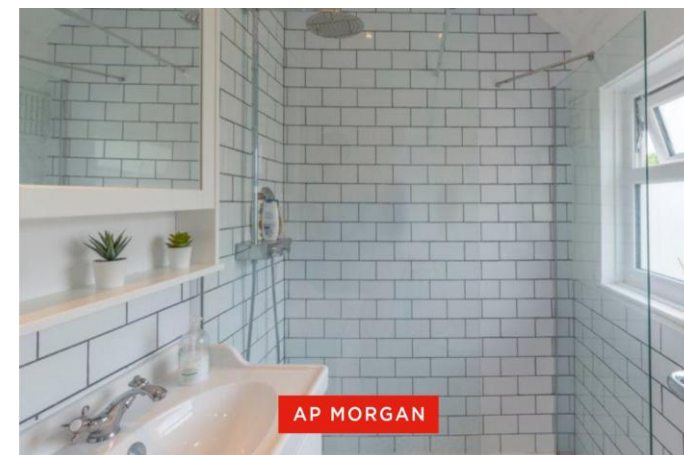
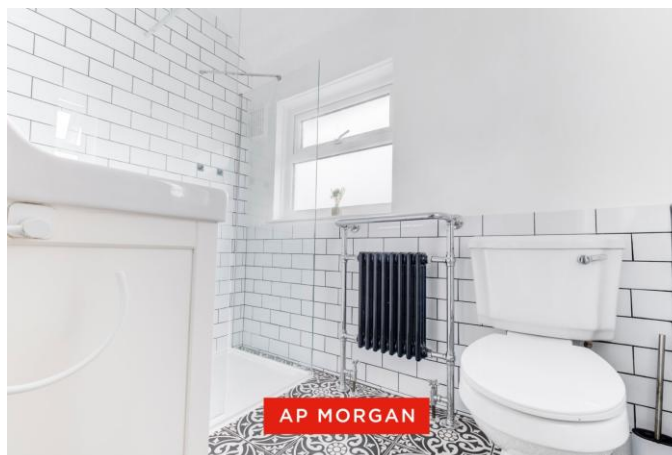
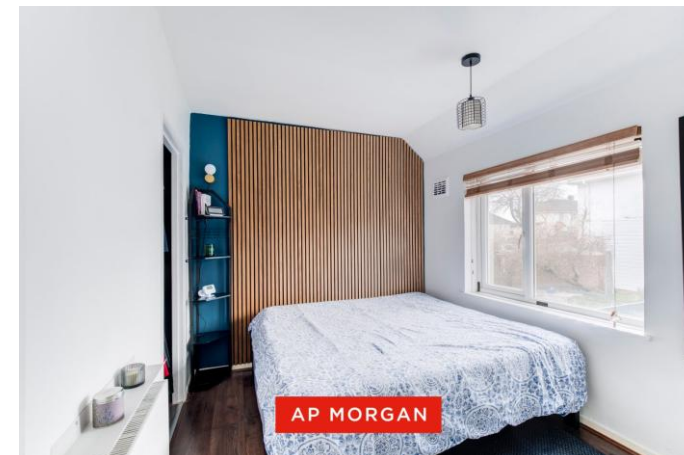
**Bathroom** 5'3" x 7'8" (1.6m x 2.34m)

**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.



How can we help you?

Need a mortgage?

We recommend Wisser 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 827 6827, or visit their website for more information: [www.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

Property to sell?

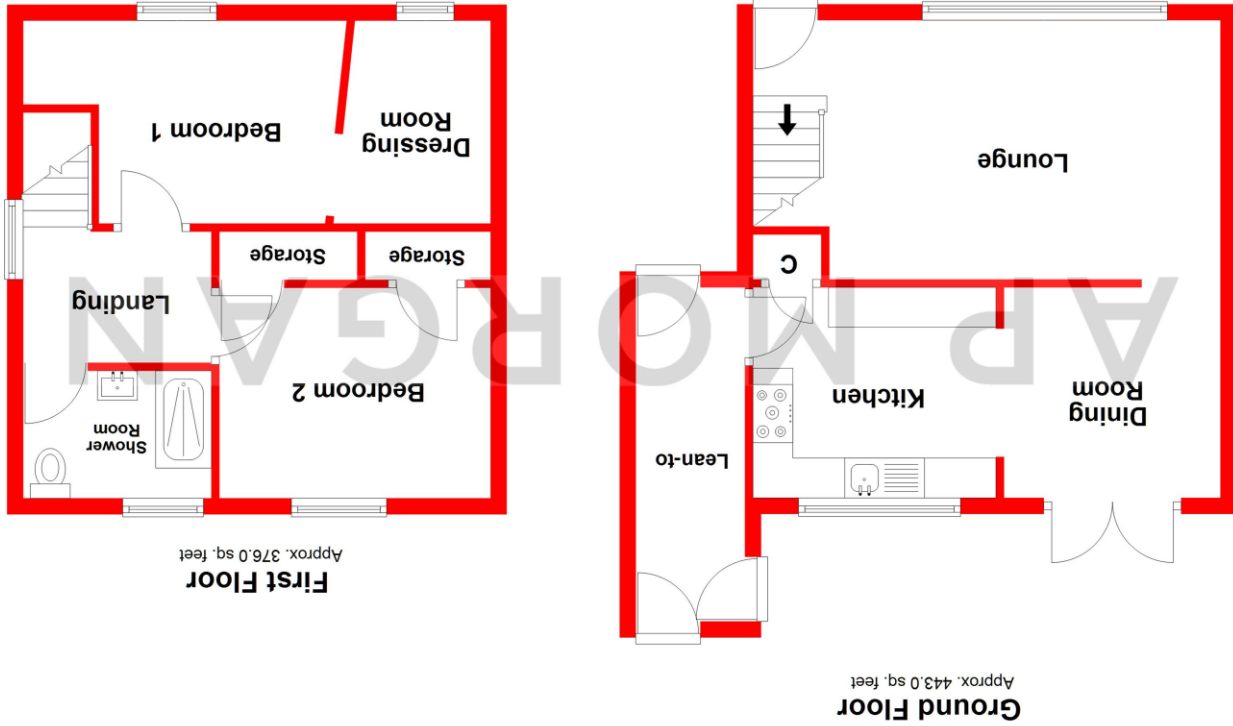
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £39 + 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.



Total area: approx. 819.1 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 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.