

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 Adjourning 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.

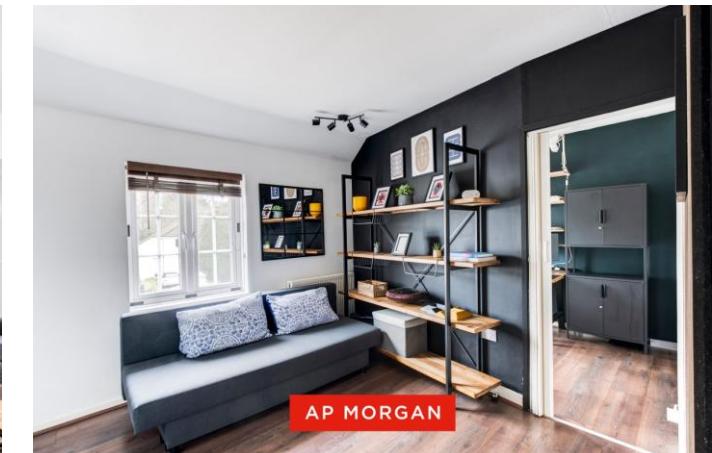
Meticulously maintained and thoughtfully enhanced, this property offers a harmonious blend of space, comfort, and modern convenience. Approached via a private drive, the home exudes a sense of exclusivity and tranquillity from the moment you arrive.

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

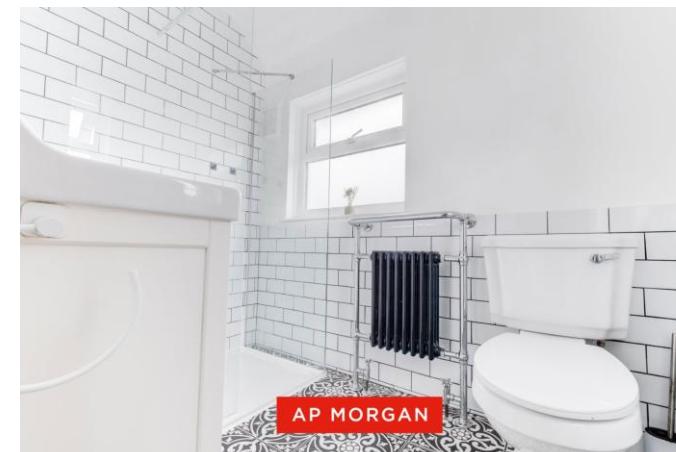
Lounge 10'6" x 18'11" (3.2m x 5.77m)



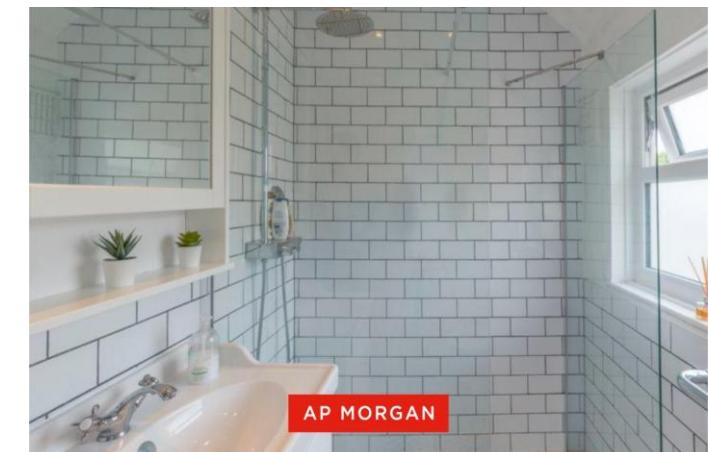
Dining Room 8'8" x 8'11" (2.64m x 2.72m)



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.

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Identity Checks

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.

Need a solicitor?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视winning, 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.

Property to sell

We recommend **Wiser Mortgage Advice**. They will search the market for you to ensure you get the right lender and mortgagage deal. They typically achieve mortgagage 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.wisermortgageadvice.co.uk

How can we help you?

