

AP MORGAN



**Sylvan Avenue, Birmingham**  
Offers in the region of £265,000

**Features:**

- Two double & One single bedrooms
- Spacious lounge/dining room
- Contemporary fitted kitchen
- Family bathroom
- Family bathroom
- Plenty of storage
- Versatile rear garden
- Off-street parking
- Prime positioning for amenities

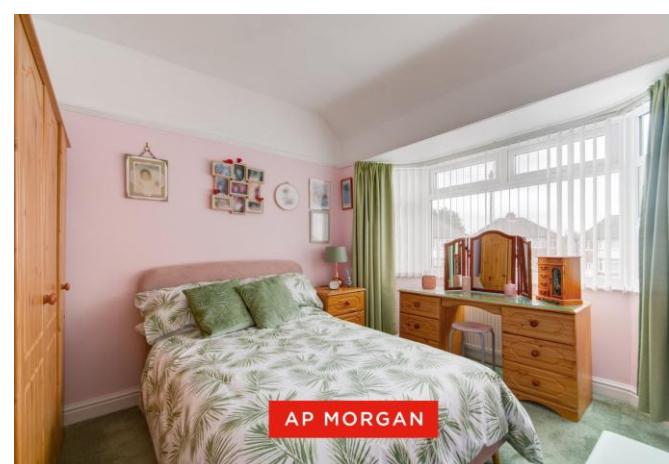
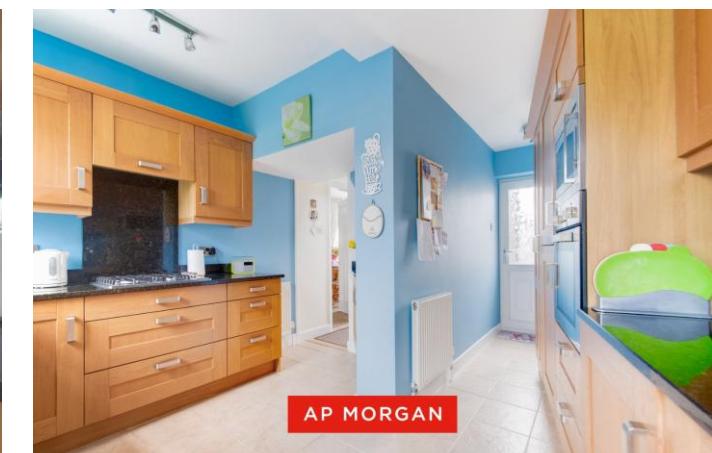
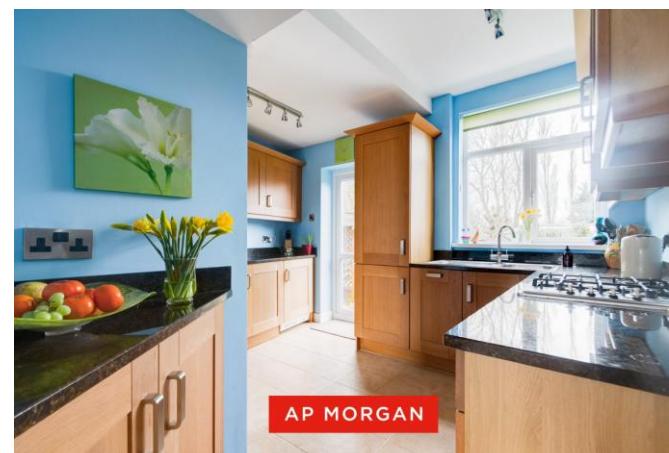
**Description:**

This beautifully presented three-bedroom, semi-detached house is perfect for first time buyers or a fledgling family. Presenting a spacious lounge/dining room, contemporary fitted kitchen, family bathroom, plenty of storage, a versatile rear garden, off street parking and is in prime positioning for amenities.

Approaching the property, there is a brick paved drive offering space for parking multiple vehicles, allowing front access to the hall and separate access to the kitchen.

Entering to the hall, there is space for removing outdoor footwear/jackets and immediate access to the spacious lounge/diner, offering room for multiple suites, freestanding furniture and front/back illumination from a double French door to the rear garden and bay window to the front offering panoramic views of the drive. Additionally, there is space for a dining table, chairs and potential for a fitted electric fireplace. The kitchen has been extended and presents fitted cabinets, black granite countertops and integral appliances including an electric oven, microwave oven, gas hob, dish washer, washing machine, dryer, fridge/freezer and sink with drain. The ground floor is completed by understairs storage.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the front aspect with a bay window illuminating the room well with space for freestanding furniture. Bedroom Two is a large double looking to the rear aspect, presenting a half bay window and space for freestanding furniture. Bedroom Three is the single of the property looking to the front. The family bathroom is large and hosts a washbasin, WC, and bath/shower.



The garden opens to a paved patio which gives room for outdoor furniture and space for external storage. Continuing to the grass-laid lawn, there is ample room for outdoor activities with a solitary tree at the lawn's boundary. The garden is bordered by wooden panel fencing and planting areas.

The property is approximately 0.5 miles from Northfield Town and Shopping Centre, offering a wide range of amenities including shops, restaurants, supermarkets and well-regarded schools. Northfield train station is approximately a 10 minute walk away and the M42 & M5 motorways a short drive; making this a superb choice for those seeking both comfort and convenience.

**Details:**

Hall

**Lounge/Dining Room** 22'5" x 9'7" (6.83m x 2.92m) Both Max

**Kitchen** 15'11" x 12'9" (4.85m x 3.89m) Both Max

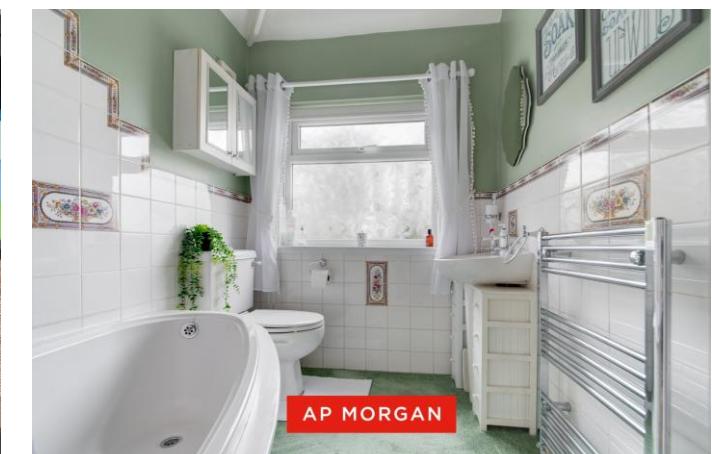
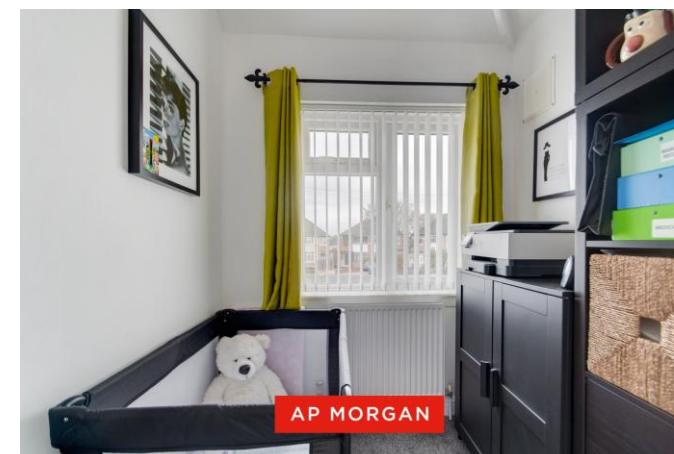
Landing

**Bedroom One** 12'8" x 9'7" (3.86m x 2.92m) Both Max

**Bedroom Two** 9'3" x 9'7" (2.82m x 2.92m) Both Max

**Bedroom Three** 5'10" x 5'10" (1.78m x 1.78m)

**Bathroom** 7'6" x 5'9" (2.29m x 1.75m)



**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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