

AP MORGAN



Mill Brook Drive, Birmingham
Offers in the region of £360,000

Features:

- Beautifully presented, four-bedroom house with extended annex.
- Fantastic investment opportunity
- Perfect for a large family
- Spacious lounge
- Generously sized fitted kitchen
- Large dining room
- Multiple bathrooms including ground floor WC & ensuite shower room
- Plenty of storage
- Off-street parking
- Positioned close to amenities

Description:

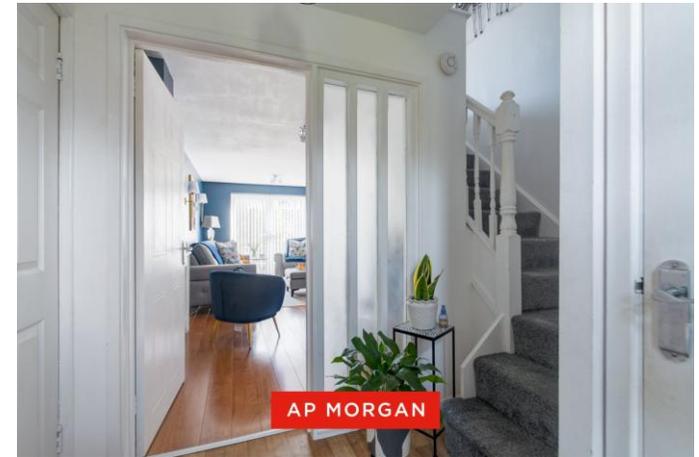
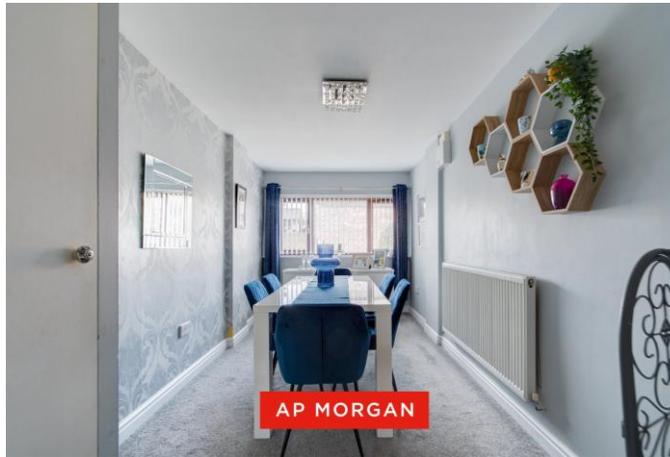
This beautifully presented, four-bedroom, semi-detached house with extended annex is a brilliant investment opportunity and perfect for large families. Presenting a spacious lounge, generously sized fitted kitchen, large dining room, multiple bathrooms including en-suite shower rooms and ground floor WC, annex with double bedroom, en-suite shower room and first floor kitchen/living room/diner. Three double & one single bedrooms, versatile and low maintenance rear garden, Off-street parking and prime positioning for amenities.

Approaching the property, there is a tarmac drive with space for parking multiple vehicles and a paved path giving access to the front door. The front of the property is completed by a grass laid lawn, hedging and a tree.

Entering the property to a large entrance hall there is plenty of room for removing outdoor footwear and immediate access to the spacious lounge, giving space for multiple suites, freestanding furniture and is pleasantly illuminated from double French doors at the rear. The kitchen is accessed through the lounge and hosts plenty of counterspace with an integral sink with drain, gas hob, double electric oven, microwave and space/plumbing for freestanding appliances. The dining room is accessed from the lounge and presents a large dining table, chairs, an integral cupboard and views of the front drive. The ground floor of the main property is completed by a WC.

The annex is similarly accessed from the entrance hall leading to the large, ground floor, double bedroom and stairs to the first floor. There is an integral storage cupboard, additional rear garden access through double French doors and room for freestanding furniture, there is also an en-suite shower room presenting a washbasin, WC and shower.

Ascending to the first floor, the landing presents Bedroom Two, a large double bedroom looking to the rear aspect with an ensuite shower room presenting a washbasin, WC and shower. Bedroom Three is a large single used as an office offering integral wardrobes spanning the full length of the room. Bedroom Four is the final double looking to the front aspect, also presenting an integral storage cupboard. The landing is completed by an integral storage cupboard.



Ascending to the first floor in the annex, presented is a spacious and bright kitchen/lounge diner. The kitchen is modern and hosts an integrated electric oven, hob, sink with drain and space/plumbing for freestanding appliances. The diner area offers a dining table and chairs and the lounge gives space for a suite and freestanding furniture. The first floor is illuminated by sky lighting and offers views of the front, side and rear aspects.

The rear garden opens to a paved patio offering areas for outdoor furniture and external storage. There is a central seating area bordered by a trellis and fencing which sits on an artificial lawn ultimately creating a garden with opportunities for low maintenance gardening and entertaining with friends and family.

Situated in Birmingham, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links like the nearby train station are also easily accessed with the M42, allowing access to major road networks.

Details:

Entrance Hall

Lounge 20' x 9'7" (6.1m x 2.92m) Both Max

Kitchen 12'7" x 8'1" (3.84m x 2.46m)

Dining Room 13'1" x 8'1" (4m x 2.46m) Both Max

Ground Floor WC 2'5" x 5' (0.74m x 1.52m)

Hall

Bedroom One 16'6" x 10' (5.03m x 3.05m) Both Max

En-suite Shower Room 6'8" x 6'10" (2.03m x 2.08m)

Landing

Bedroom Two 12' x 10'3" (3.66m x 3.12m)

En-suite Shower Room 8'6" x 4'7" (2.6m x 1.4m)

Bedroom Three 12' x 7'11" (3.66m x 2.41m) Both Max - 5'11 To Wardrobes

Bedroom Four 8'8" x 8'5" (2.64m x 2.57m)

Bathroom 6'4" x 6'11" (1.93m x 2.1m)

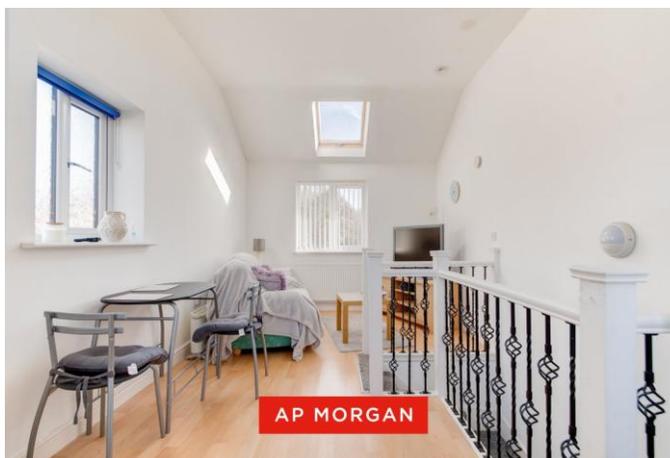
Kitchen/Lounge/Diner 19'7" x 10' (5.97m x 3.05m)

EPC Rating: To be confirmed

Council Tax Band: C (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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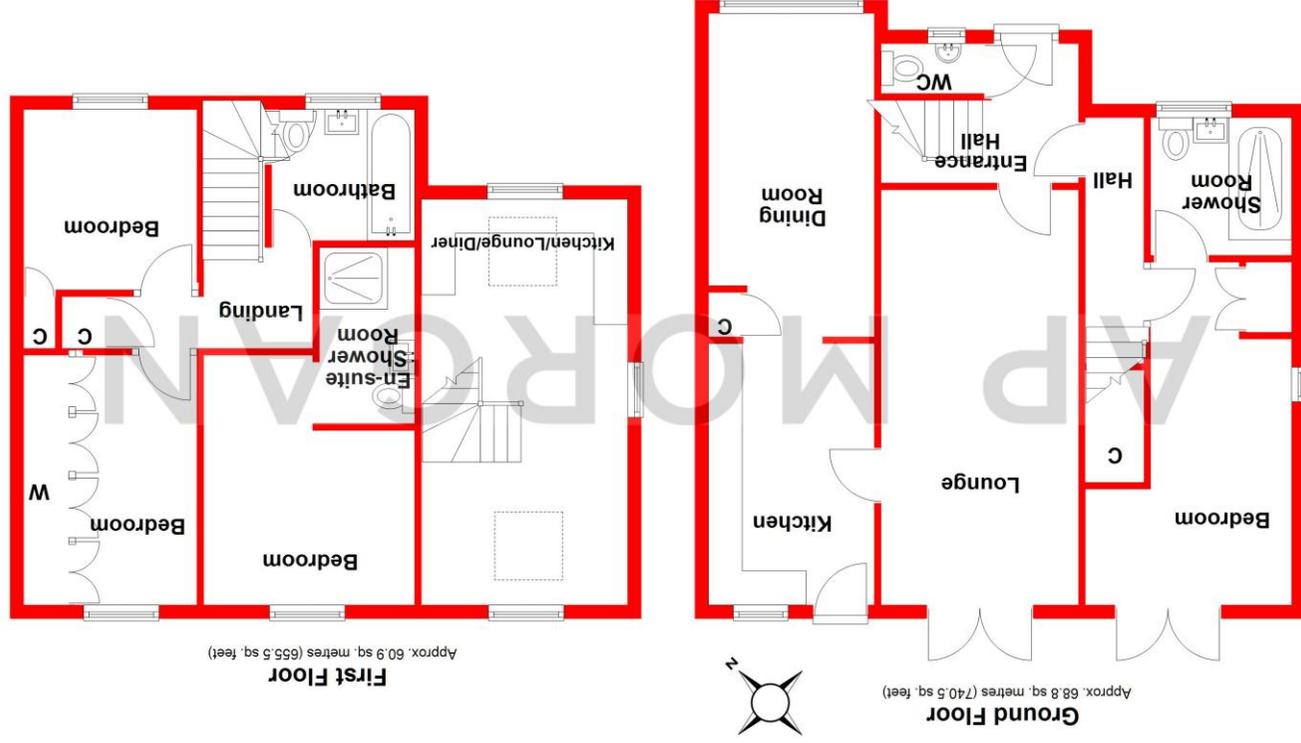
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