

AP MORGAN



Seven Acres Road, Birmingham
Offers in the region of £220,000

Features:

- Well presented, three-bedroom, semi-detached house
- Three double bedrooms
- Spacious living room
- Kitchen
- Ground floor WC
- Family bathroom
- Plenty of storage
- Versatile rear garden
- Off-street parking
- Well positioned for amenities

Description:

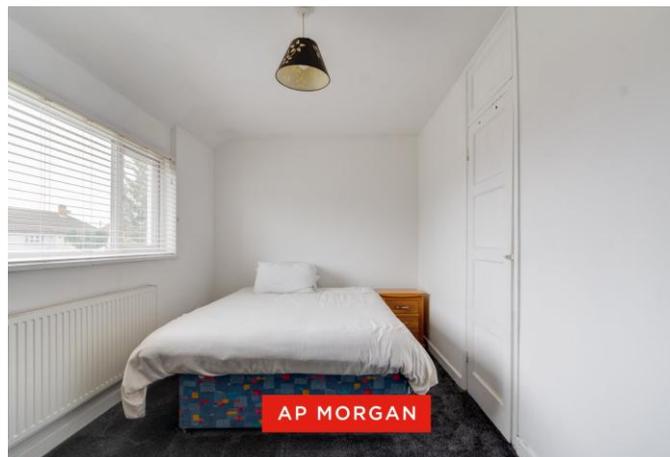
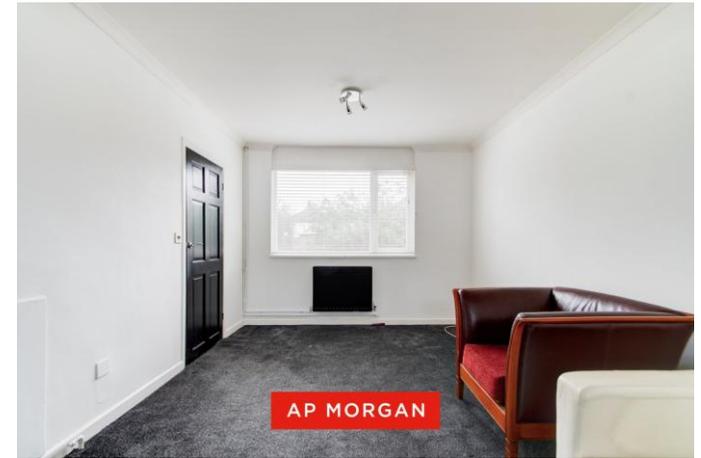
This well presented, three-bedroom, semi-detached house in Birmingham presents a spacious living room, kitchen, ground floor WC, three double bedrooms, family bathroom, plenty of storage, versatile rear garden, off street parking and is well positioned for amenities.

Approaching the property there is concrete drive allowing for off-street parking for multiple vehicles with a grass-laid lawn and rear garden access through a side gate.

Entering the property to a large entrance hall, there is access to the first-floor stairs and the spacious lounge. The lounge hosts multiple suites and has views to the front and rear aspects creating a bright space. The kitchen boasts plenty of counterspace, an integral sink and space/plumbing for freestanding appliances. The kitchen also offers an integral storage cupboard and access to external storage and the ground floor WC.

Ascending to the first floor, Bedroom One is a large double looking to the front aspect with an integral wardrobe and cupboard. Bedroom Two is an additional double looking to the rear aspect with an integral storage cupboard. Bedroom Three is the final double looking to the front, currently used for storage. The family bathroom is contemporary and presents a washbasin, WC and bath/shower.

The rear garden opens to a paved patio presenting space for outdoor furniture and continues bisecting a grass laid lawn to lead to a secondary patio. This creates a versatile garden



with plenty of room for entertaining and enjoying the outdoors. The garden is completed by wooden panel fencing.

Situated in Birmingham, this property is approximately 2 miles away from Longbridge shopping centre and is a short drive from amenities such as schooling, restaurants, shops and supermarkets. There are public transport links and easy access to major roadworks, namely the M42 and M5 motorways.

Details:

Entrance Hall

Living Room 20'10" x 10'6" (6.35m x 3.2m)

Kitchen 13'3" x 10'7" (4.04m x 3.23m)

Storage

Ground Floor WC 5'2" x 2'3" (1.57m x 0.69m)

Landing

Bedroom One 12'9" x 12' (3.89m x 3.66m) Both Max 10' to Wardrobes

Bedroom Two 8'3" x 14'4" (2.51m x 4.37m)

Bedroom Three 7'8" x 9'7" (2.34m x 2.92m)

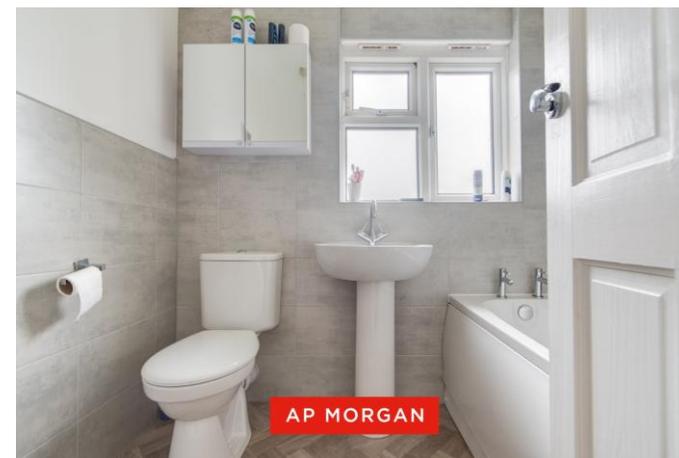
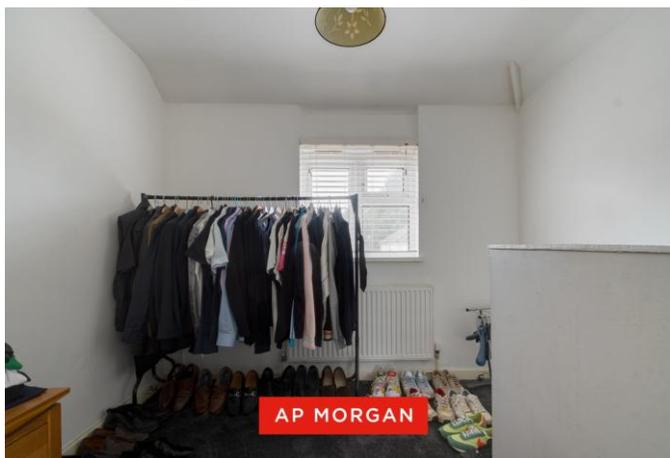
Bathroom 5'5" x 6'9" (1.65m x 2.06m)

EPC Rating: C

Council Tax Band: A (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

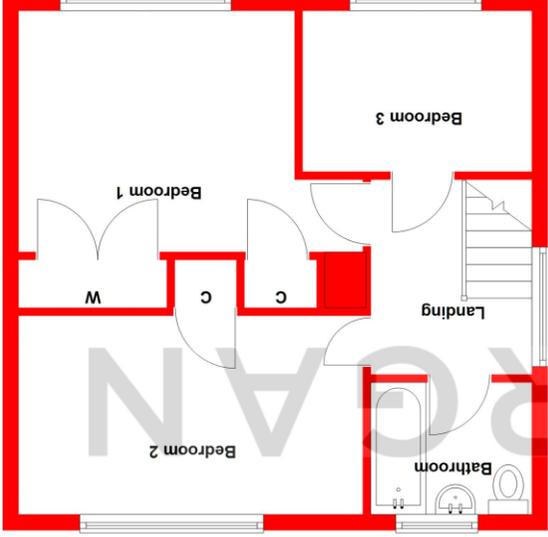
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Ground Floor
Approx. 497 sq. metres (5348 sq. feet)



First Floor
Approx. 422 sq. metres (4546 sq. feet)



Total area: approx. 919 sq. metres (9894 sq. feet)

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