

AP MORGAN



Kelby Road, Birmingham
Offers in the region of £275,000

Features:

- A well-presented, five-bedroom, semi-detached house.
- Perfect for investors.
- A spacious lounge
- Generously sized breakfast kitchen
- Large conservatory
- Ground floor WC
- Family bathroom
- Two substantial garages
- Extensive and versatile rear garden
- Off-street parking
- Prime positioning for amenities access

Description:

This well-presented, five-bedroom, semi-detached house in Birmingham is perfect for investors and growing families. Presenting a spacious lounge, generously sized breakfast kitchen, large conservatory, ground floor WC, two substantial garages, four double & one single bedrooms, an extensive and versatile rear garden, off-street parking and prime positioning for amenities.

Approaching the property, there are multiple paved drives allowing for parking multiple vehicles with front access to the porch, hall and two substantial garages.

Entering the property to the porch and hall, there is plenty of space for removing outdoor footwear and jackets ultimately leading to a spacious lounge hosting a front facing bay window, space for multiple suites and access to the secondary hall. The breakfast kitchen is generously sized, presenting ample counterspace a five-ring burner gas hob, electric oven and sink with drain. There is additionally space/plumbing for freestanding appliances. The conservatory is large and presents further counterspace and space/plumbing for appliances, there are panoramic views and access to the rear garden alongside access to the ground floor WC. The ground floor garage is completed by two substantial garages and understairs storage offering plenty of storage space.

Ascending to the first floor, Bedroom One is a large double looking to the front aspect, Bedroom Two is a similar double looking to the front, Bedroom Three is a double looking to the rear aspect, Bedroom Four is the final double looking to the rear and Bedroom Five is the single of the property, which also looks to the rear aspect. The family bathroom presents a washbasin, WC and bath/shower.



The rear garden opens to a block paved patio offering plenty of space for freestanding garden furniture and external storage, continuing to an extensive grass laid lawn, this allows for a versatile garden with room for outdoor activities and entertaining. The garden is completed by wooden panel fencing.

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 are also nearby as well as the M42 allowing access to major road networks.

Details:

Porch

Hall

Lounge 13'10" x 13'9" (4.22m x 4.2m) Both Max

Kitchen 10' x 16'10" (3.05m x 5.13m) Both Max

Conservatory 6'2" x 10'3" (1.88m x 3.12m)

Ground Floor WC 5'4" x 2'9" (1.63m x 0.84m)

Garage One 26'3" x 15'6" (8m x 4.72m) Both Max

Garage Two 14'8" x 12'5" (4.47m x 3.78m) Both Max

Landing

Bedroom One 13'10" x 13'3" (4.22m x 4.04m) Both Max

Bedroom Two 11' x 10'7" (3.35m x 3.23m) Both Max

Bedroom Three 10' x 12'9" (3.05m x 3.89m) Both Max

Bedroom Four 12'10" x 9'5" (3.9m x 2.87m)

Bedroom Five 9'7" x 7'7" (2.92m x 2.3m)

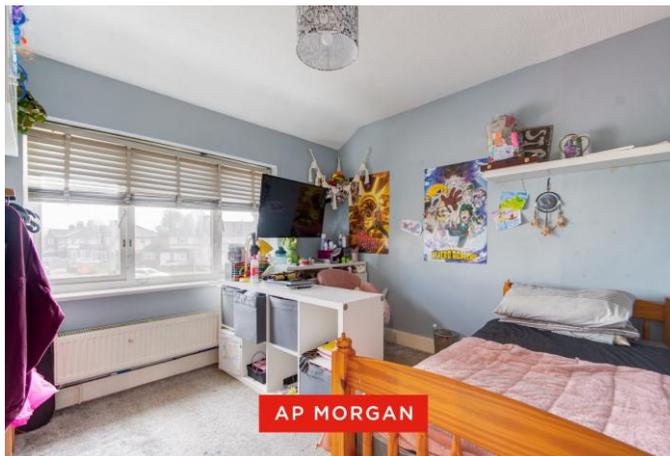
Bathroom 5'11" x 6'5" (1.8m x 1.96m)

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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