

**AP MORGAN**



**Raddlebarn Farm Drive, Birmingham**  
Offers in excess of £210,000

### Features:

- Perfect for first time buyers & investment
- Spacious lounge
- Generously sized kitchen
- Family bathroom
- Versatile rear garden
- Off street parking or multiple vehicles
- Prime positioning for amenities

### Description:

This two-bedroom, semi-detached house is a perfect opportunity for first time buyers and investors presenting a spacious lounge, generously sized kitchen, One double & one single bedrooms, family bathroom, plenty of storage space, a versatile rear garden off street parking for multiple vehicles and is well positioned for accessing amenities.

Approaching the property, there is a shared tarmac drive with space for parking multiple vehicles. There is rear garden access through a side gate and a grass-laid front lawn giving room for planting.

Entering the property to the hall, there is space for removing outdoor footwear and jackets and immediately leads to the lounge. The lounge is spacious and well illuminated from a south-west facing bay window, providing panoramic views of the front garden with the lounge further allowing space for multiple suites. The kitchen is accessed from the lounge and offers ample counterspace with fitted cabinets and an integral sink; there is space/plumbing for freestanding appliances and access to the rear garden and views to the rear. The ground floor is completed by an understairs storage cupboard.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front aspect with an over stairs storage cupboard and integral wardrobe. Bedroom Two is the single bedroom looking to the rear and also hosts an integral wardrobe. The family bathroom presents a washbasin, WC and bath/electric shower.



The rear garden opens to a paved patio, offering plenty of room for outdoor furniture, perfect for entertaining or external storage. The garden continues to a raised, grass laid lawn which offers planting areas. The garden is completed by side access to the drive and wooden panel fencing at the borders.

This home enjoys the convenience of proximity to local shops, the property is strategically positioned for easy access to Birmingham City Centre, the M5, and M42 motorways, making it an ideal choice for those who commute by road. Additionally, the area is home to several well-regarded primary schools, secondary schools, and higher education institutions.

**Details:**

Hall

Lounge 14'4" x 10'1" (4.37m x 3.07m) Both Max

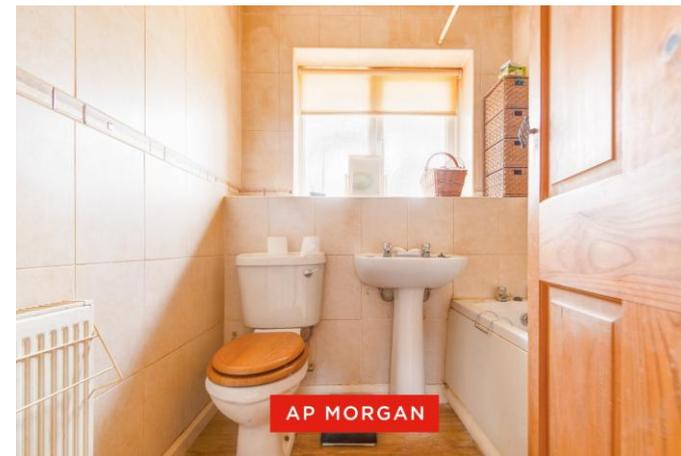
Kitchen 9'11" x 13'2" (3.02m x 4.01m) Both Max

Landing

Bedroom One 11'9" x 13'2" (3.58m x 4.01m) Both Max

Bedroom Two 12'6" x 6'5" (3.8m x 1.96m) Both Max

Bathroom 5'3" x 6'4" (1.6m x 1.93m)



**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.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

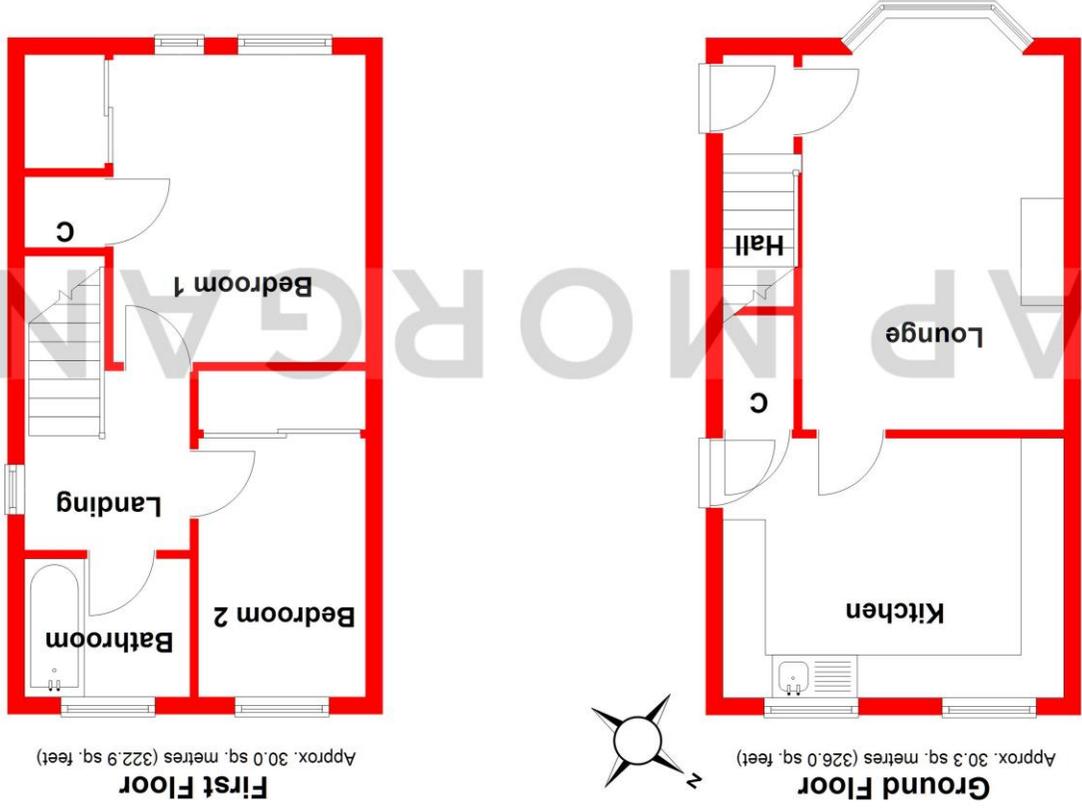
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

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.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Total area: approx. 60.3 sq. metres (648.8 sq. feet)

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.