

AP MORGAN



Caban Close, Birmingham
Offers in excess of £379,950

Features:

- Beautifully presented, four-bedroom, detached house
- Generously sized living room
- Spacious kitchen/breakfast room
- Three double & one single bedrooms
- Ground floor WC
- Large garage
- Modern family bathroom
- En-suite shower room
- South facing rear garden and patio area with new fencing.
- Off-street parking
- Prime positioning for amenities
- Newly decorated throughout with new carpets and blinds.
- Outdoor lighting to the front and rear.
- Recently replaced kitchen and bathrooms.
- Alarm.

Description:

This beautifully presented, four-bedroom, link-detached house in Birmingham is perfect for large or growing families and presents a generously sized living room, spacious kitchen/breakfast room, a large garage, ground floor WC, three double and one single bedrooms, a modern family bathroom, en-suite shower room, a versatile rear garden, off-street parking and is in prime positioning for amenities.

Approaching the property, there is a concrete drive with space for parking multiple vehicles. Allowing front access to the garage and a paved path leading to the front door encompassed by a well-maintained grass laid front lawn bordered by metal fencing.

Entering the property to the entrance hall, there is plenty of room for removing outdoor footwear and jackets, with a ground floor WC and cupboard immediately accessible. The generously sized lounge hosts a front facing bay window, electric fireplace, room for multiple suites and freestanding furniture. The spacious kitchen/breakfast room is contemporary and presents ample counterspace and integral electric oven, gas hob, fridge/freezer, dishwasher, washing machine and breakfast island with barstool seating. Additionally, there is space for freestanding furniture and rear garden access. The ground floor is completed by a large garage offering plenty of space for storage.

Ascending to the first-floor landing, Bedroom One is a spacious double looking to the front aspect featuring an integral wardrobe and ensuite shower room presenting a washbasin, WC and shower. Bedroom Two is also a spacious double with an integral wardrobe, looking to the rear. Bedroom Three is similarly a rear facing double bedroom, currently used as a playroom. Bedroom Four is the single of the property looking to the front aspect. The family bathroom is large and modern, presenting a washbasin, WC, bath and shower. The first floor is completed by integral storage cupboards.



The rear garden opens to a raised paved patio offering room for freestanding garden furniture and access to the garage. There are steps leading to the lower grass laid lawn which offers plenty of space for outdoor activities and planting at the borders. The garden is completed by wooden panel fencing.

Situated in Northfield, this property is near Northfield train station (roughly 2 miles) providing links into Birmingham city centre, Worcester, Stratford-upon-Avon and further afield. The property is also well situated for access to variety well-regarded schooling, such as King Edward VI Five Ways Grammar School. Also accessing shops, pubs and eateries in Selly Oak and Bromsgrove, with access to major road links including M5 and M42.

Details:

Entrance Hall

Living Room 17'11" x 12'2" (5.46m x 3.7m) Both Max

Kitchen/Breakfast Room 11'5" x 19'9" (3.48m x 6.02m)

Ground Floor WC 4'9" x 3'2" (1.45m x 0.97m)

Garage 17'1" x 8'5" (5.2m x 2.57m)

Landing

Bedroom One 11'4" x 12'10" (3.45m x 3.9m) Both Max

En-suite Shower Room 2'8" x 9'1" (0.81m x 2.77m)

Bedroom Two 11'3" x 9'10" (3.43m x 3m)

Bedroom Three 7'9" x 9'7" (2.36m x 2.92m)

Bedroom Four 8'2" x 6'7" (2.5m x 2m)

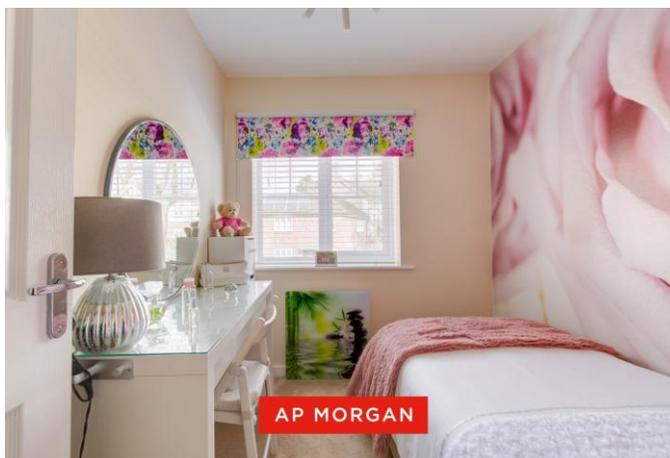
Bathroom 5'9" x 8'10" (1.75m x 2.7m)

EPC Rating: TBC

Council Tax Band: D (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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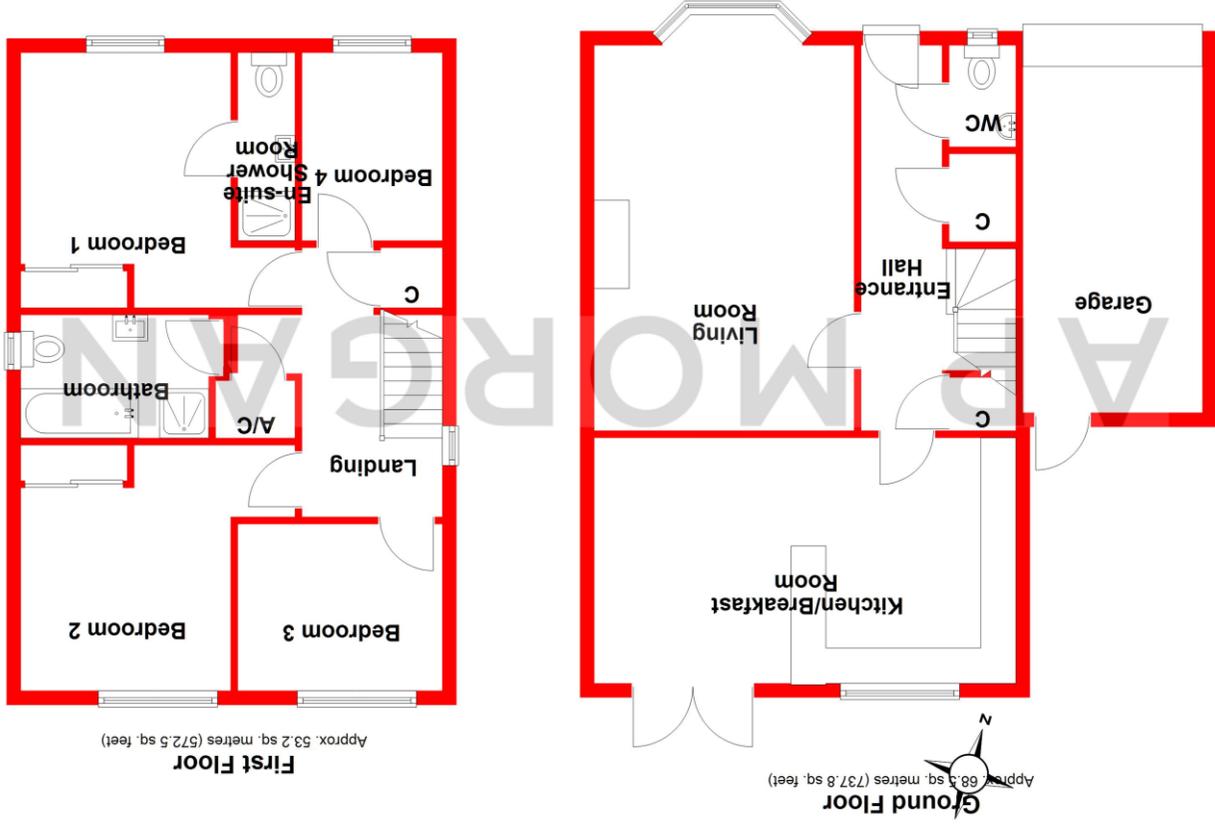
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Total area: approx. 121.7 sq. metres (1310.4 sq. feet)

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Plan produced using PlanUp.

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