

**AP MORGAN**



**Broughton Crescent, Birmingham**  
Asking Price £300,000

### Features:

- Beautifully presented, three-bedroom, semi-detached house.
- Perfect for large and growing families.
- Two double & one single bedrooms
- Spacious lounge / dining room
- Contemporary extended kitchen
- Modern family bathroom
- Versatile front & rear gardens
- Prime positioning for amenities

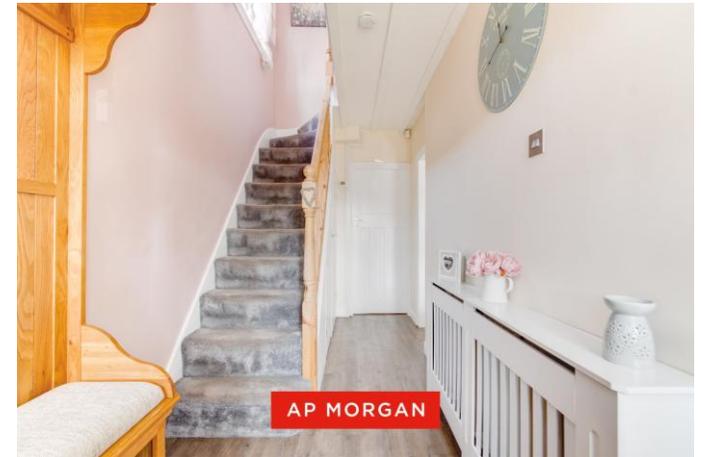
### Description:

This beautifully presented, three-bedroom, semi-detached house in Birmingham is perfect for large and growing families, presenting a spacious lounge/dining room, contemporary extended kitchen, two-double & one single bedrooms, a modern family bathroom, versatile front & rear gardens, and prime positioning for amenities.

Approaching the property, there is a generous front lawn flanked by a paved/gravel path giving access to the front door leading to the patio. The front garden is bordered by wooden panel fencing and a low brick wall to the pavement.

Entering the property to a large porch and hall, there is ample room for removing footwear and jackets alongside freestanding furniture. The hall gives immediate access to the spacious lounge/dining room which is brightly illuminated from bay windows looking to the front and rear aspects, there is plenty of space for multiple suites, a large dining table and chairs, freestanding furniture and space for a fireplace. Additionally, there is rear garden access to the patio from double French doors. The extended kitchen hosts substantial counterspace with an electric range cooker & gas hob, double sink with drain and space/plumbing for freestanding appliances including a washing machine, dryer and dishwasher. The kitchen also allows rear garden access to the patio. The ground floor is completed by an understairs airing cupboard.

Ascending to the first floor, the landing presents Bedroom One, a large double with a bay window offering panoramic views of the rear aspect and plenty of room for freestanding furniture. Bedroom Two is similarly a large double, also hosting a bay window which looks to the front aspect. Additionally, there is room for freestanding furniture. Both rooms are well illuminated from the bay windows. Bedroom Three is the single bedroom of the property looking to the front aspect. The family bathroom is modern and hosts a washbasin, WC and bath/shower.



The rear garden opens to a hexagonally paved patio offering space for garden furniture and external storage. The garden continues to a well-maintained grass laid lawn offering a vast space for outdoor activities with a pond at the border and secondary fenced patio at the bottom of the lawn. The secondary patio hosts a freestanding shed and brick-built outbuilding also used for storage and giving the perfect space for projects & DIY. The garden is completed by a border of wooden panel fencing.

Situated in Birmingham, a short drive to local amenities at Longbridge Shopping Park or Northfield High Street this property is close to well-regarded schools, supermarkets, shops, restaurants, and bars. Local public transport links like the nearby Longbridge train station and bus routes are easily accessed, with the M42, allowing access to major road networks.

#### Details:

Porch

Hall

Lounge 12'7" x 10'10" (3.84m x 3.3m) Both Max

Dining Room 13'5" x 10'10" (4.1m x 3.3m) Both Max

Extended Kitchen 16'7" x 10'9" (5.05m x 3.28m) Both Max

Landing

Bedroom One 12'6" x 10'6" (3.8m x 3.2m) Both Max

Bedroom Two 13'4" x 10'10" (4.06m x 3.3m) Both Max

Bedroom Three 7'5" x 6' (2.26m x 1.83m) Both Max

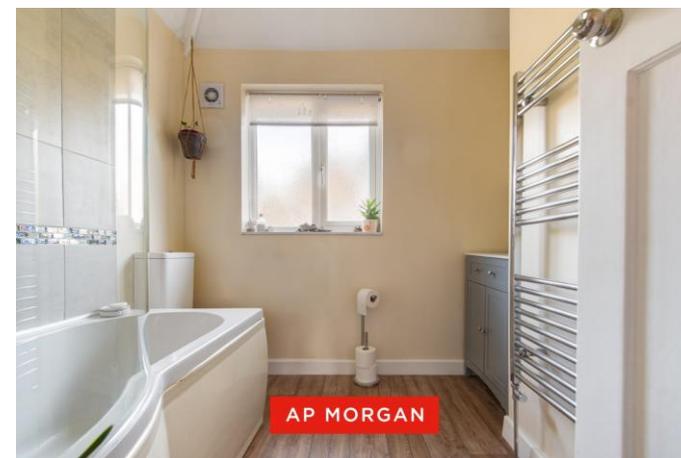
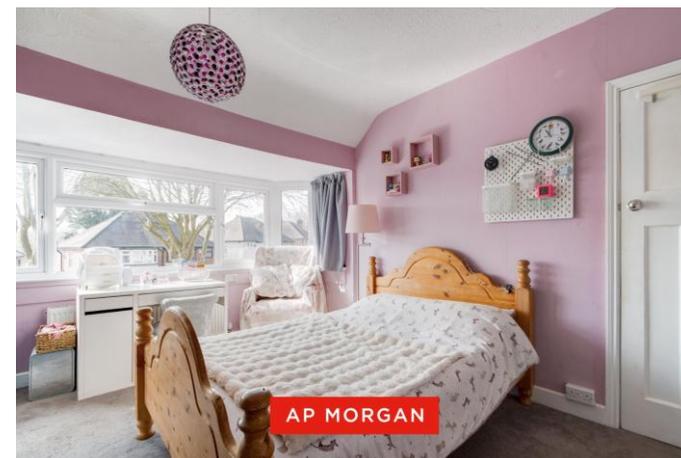
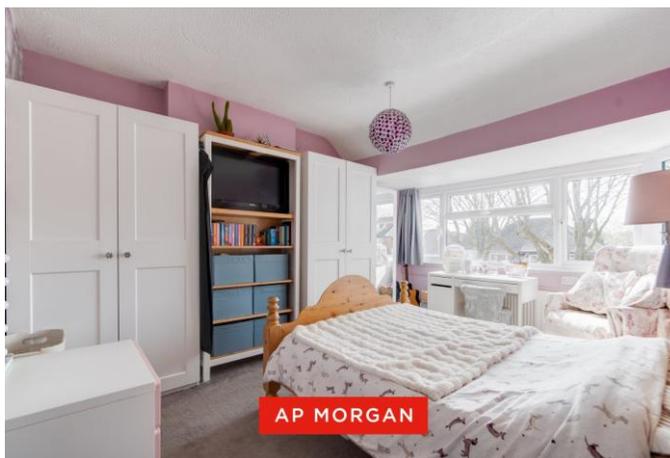
Bathroom 6'5" x 7'3" (1.96m x 2.2m) Both Max

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.

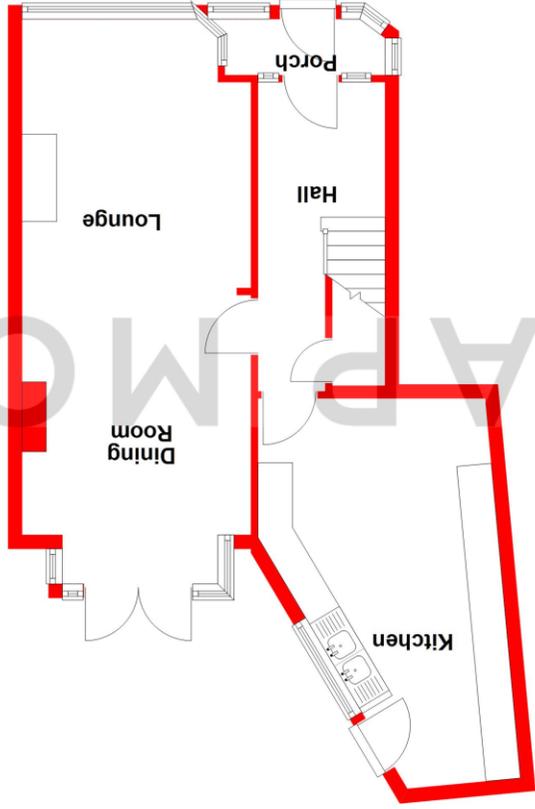
### Need a solicitor?

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.

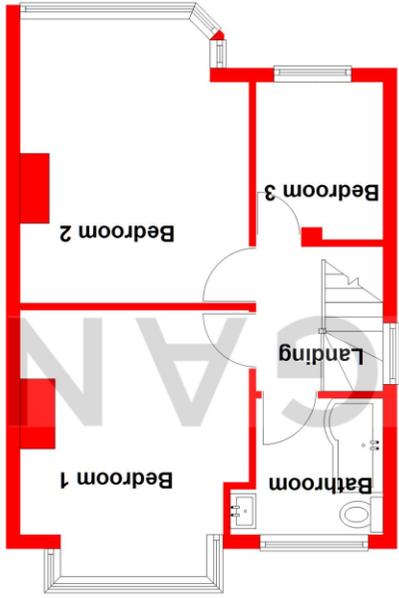
Ground Floor  
Approx. 52.4 sq. metres (563.6 sq. feet)



Total area: approx. 90.4 sq. metres (972.6 sq. feet)

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.

First Floor  
Approx. 38.0 sq. metres (409.1 sq. feet)



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