

AP MORGAN



Cofton Road, West Heath, Birmingham
Offers in the region of £180,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Semi-detached property
- Tons of potential
- Two double bedrooms
- Great sized lounge and dining room
- Spacious kitchen
- On-street parking
- Fantastic location

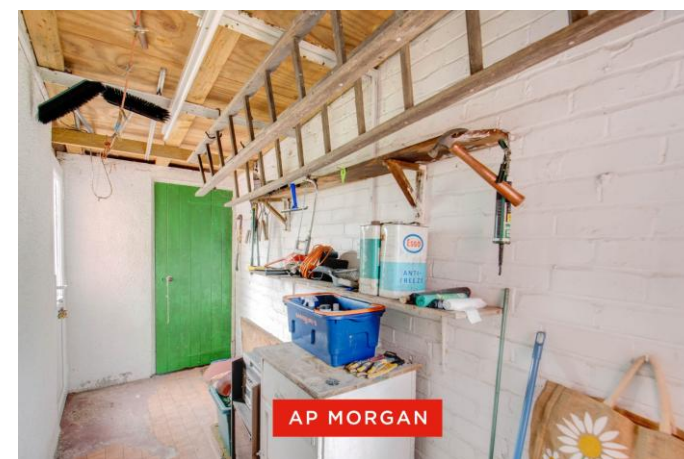
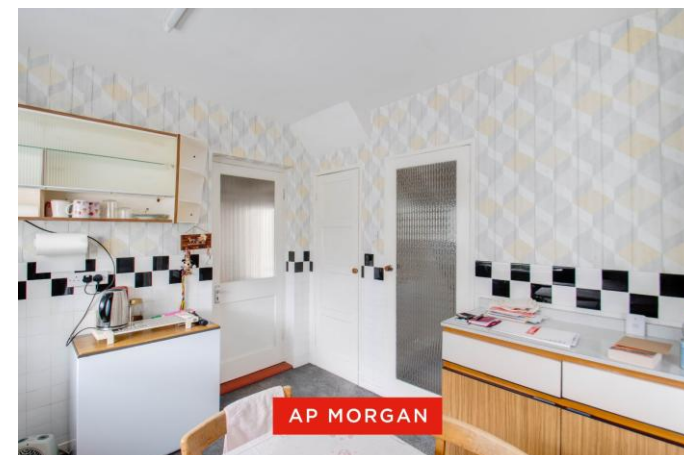
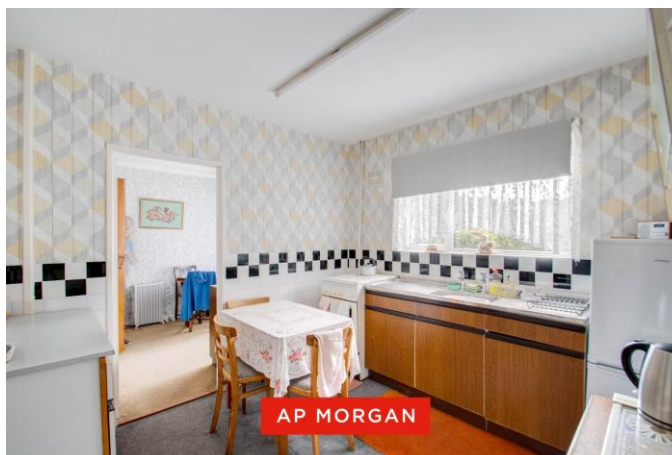
Description:

Introducing this semi-detached home, offered with no onward chain. The property provides two spacious double bedrooms, a generous lounge, a separate kitchen and dining room, a great rear garden, and on-road parking at the front, with the potential to create a driveway. It is situated in West Heath, Birmingham.

On arrival, the property presents gated access to the front, with a lawn bordered by bushes and shrubbery, and a pathway leading to the entrance. There is also side access to the outhouse, which offers ideal space for bin storage.

Upon entry, the property opens into the entrance hall, comprising stairs rising to the first floor with under-stairs storage, and access to the lounge on the left. This room provides a comfortable living space and leads into the dining room, which is suitable for a family dining table. The dining room then leads into the kitchen, fitted with storage cupboards, worktop space, a sink with a double draining board, and space for freestanding appliances. The kitchen also provides access to the outhouse, a useful additional storage area with a cupboard and a door leading to the rear garden.

The first floor leads from the landing into bedroom one, a spacious double with a fitted wardrobe and ample space for additional storage units. Bedroom two is another well-sized double, benefiting from two further fitted storage cupboards. The bathroom comprises a wash basin and bathtub, with a separate toilet room.



The rear garden initially opens onto a patio area, ideal for outdoor furniture and dining. A long lawn extends to the end of the garden, bordered by bushes and shrubbery, with a pathway running through the middle. The lawn is partially divided by hedges, creating a secondary, versatile garden space.

Situated in West Heath, the property is close to well-regarded primary and secondary schools, as well as a range of shops and amenities, with both Longbridge and Northfield town centres nearby. The location also offers excellent road links to Birmingham City Centre and surrounding towns, along with convenient access to nearby bus stops and train stations.

Details:

Porch

Entrance Hall

Lounge 11'7" x 12'7" (3.53m x 3.84m)

Kitchen 10' x 9'7" (3.05m x 2.92m)

Dining Room 8'10" x 9' (2.7m x 2.74m)

Outhouse 13'11" x 4'8" (4.24m x 1.42m)

Landing

Bedroom One 10' x 16'1" (3.05m x 4.9m)

Bedroom Two 8'10" x 11'1" (2.7m x 3.38m)

Bathroom

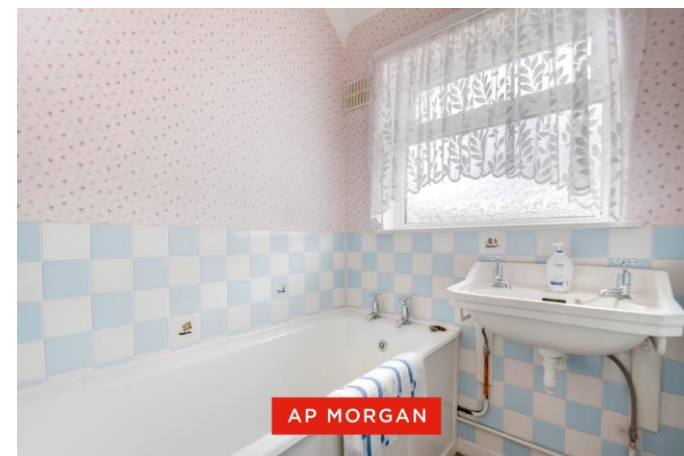
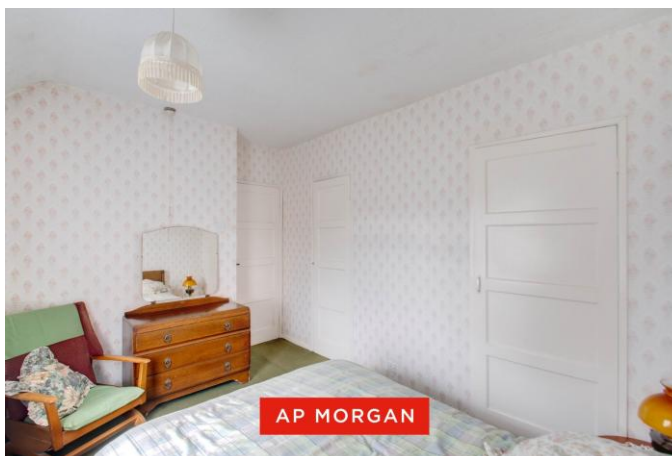
Toilet

EPC Rating: To be confirmed

Council Tax Band: B (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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Need a mortgage?

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Property to sell?

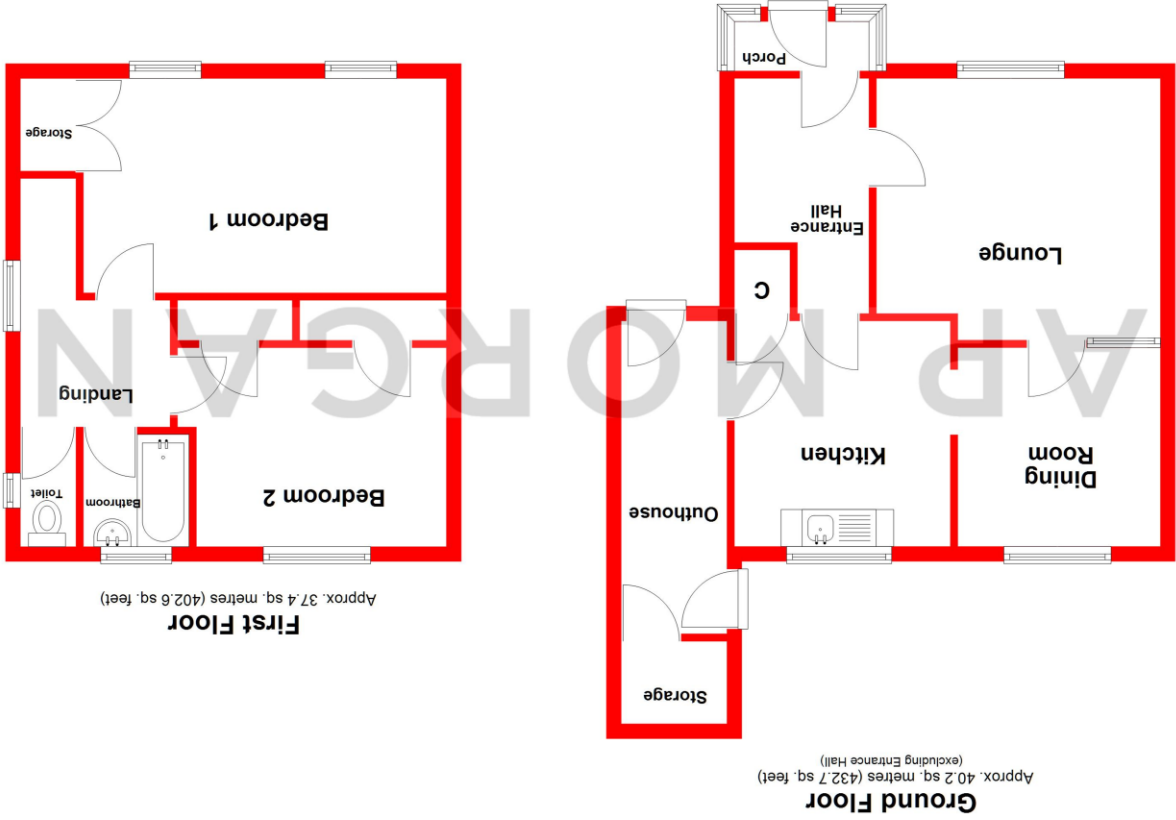
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 77.6 sq. metres (835.3 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.

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