

AP MORGAN



Orchard Drive, Birmingham
Asking Price £285,000

Features:

- Beautifully presented, two-bedroom, semi-detached bungalow
- A substantial lounge/diner,
- Comfortable fitted kitchen,
- Modern family shower room,
- One double and one single bedrooms,
- A ground floor WC,
- Spacious garage,
- A versatile and verdant rear garden
- Off-street parking
- Prime positioning for amenities.

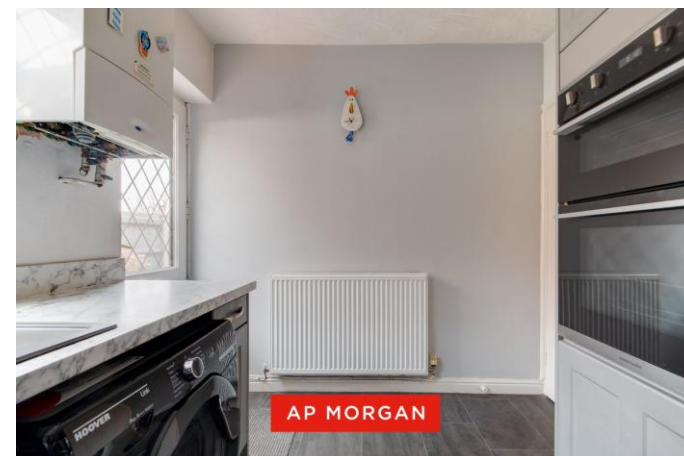
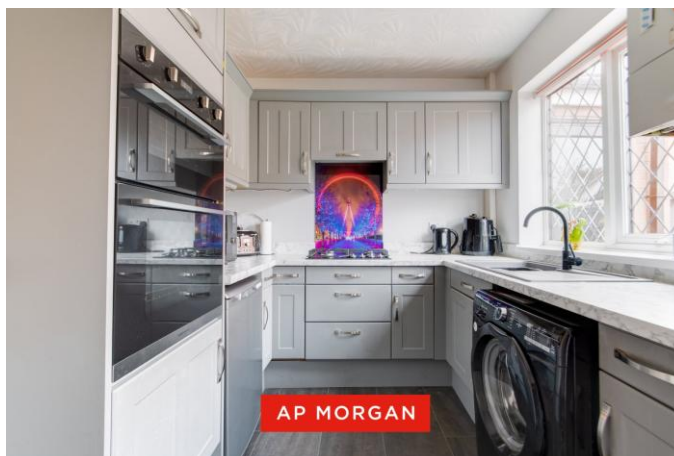
Description:

This beautifully presented, two-bedroom, semi-detached bungalow presents: a substantial lounge/diner, comfortable fitted kitchen, modern family shower room, one double and one single bedrooms, a ground floor WC, spacious garage, a versatile and verdant rear garden off-street parking and prime positioning for amenities.

Approaching the property, there is a large tarmac double drive hosting space for parking multiple vehicles and allowing front access to the porch/hall garage and rear garden access through a side gate.

Entering the property through the porch and hall, there is space for removing outdoor footwear and jackets. With the substantial lounge/diner immediately accessible. The lounge/diner hosts room for multiple suites and is well illuminated from a front-facing bay window, there is a gas and electric fireplace alongside room for a dining table and chairs.

The kitchen is comfortably sized, presenting ample counter space with an integrated double electric oven, gas hob, sink with drain, and space/plumbing for freestanding appliances. Additionally, there is rear garden access to the side alley. Leading to the secondary hall, this presents bedroom one, a large double looking to the rear aspect with plenty of room for free-standing furniture. Bedroom two is the single of the property, also looking to the rear aspect, and the modern family shower room is recently fitted, presenting a wash basin, WC, and walk in shower. The ground floor is



completed by a spacious garage offering significant room for storage.

The rear garden opens to a checkerboard paved patio offering a generous amount of space for garden furniture and external storage perfect for entertaining. This encompasses a grass-laid lawn allowing for outdoor activities and planting. The garden is completed by wooden panel fencing and planted borders.

Details:

Porch

Hall

Lounge/Diner 19'6" x 12'3" (5.94m x 3.73m) Both Max

Kitchen 9'7" x 7'9" (2.92m x 2.36m)

Bedroom One 12'10" x 12'3" (3.9m x 3.73m)

Bedroom Two 9' x 8'11" (2.74m x 2.72m)

Ground Floor Shower Room 7'5" x 4'9" (2.26m x 1.45m)

Ground Floor WC 5'4" x 2'8" (1.63m x 0.81m)

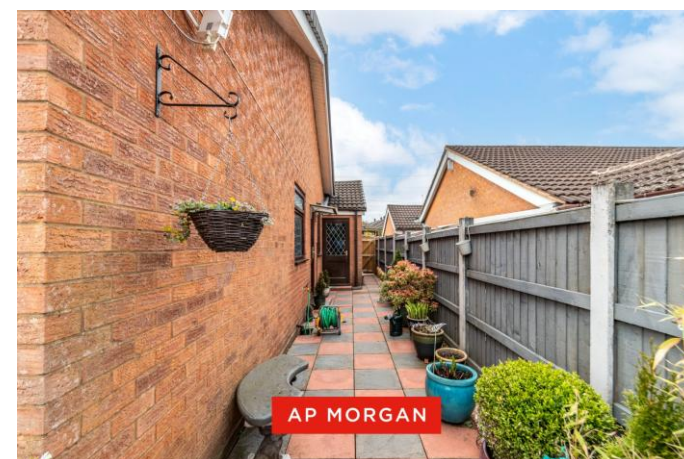
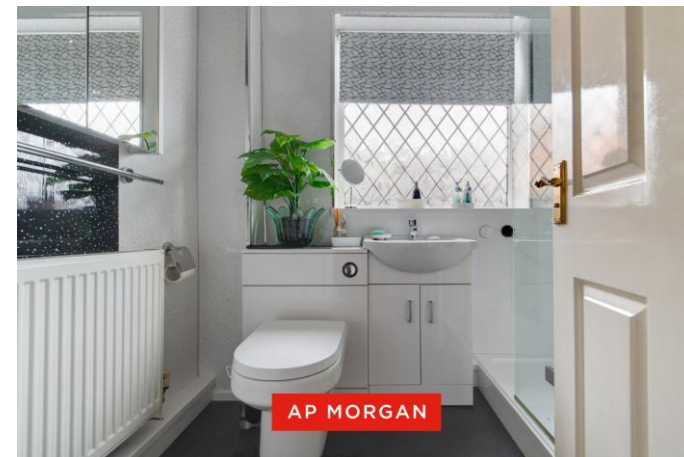
Garage 16'9" x 8'3" (5.1m x 2.51m)

EPC Rating: D

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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Property to sell?

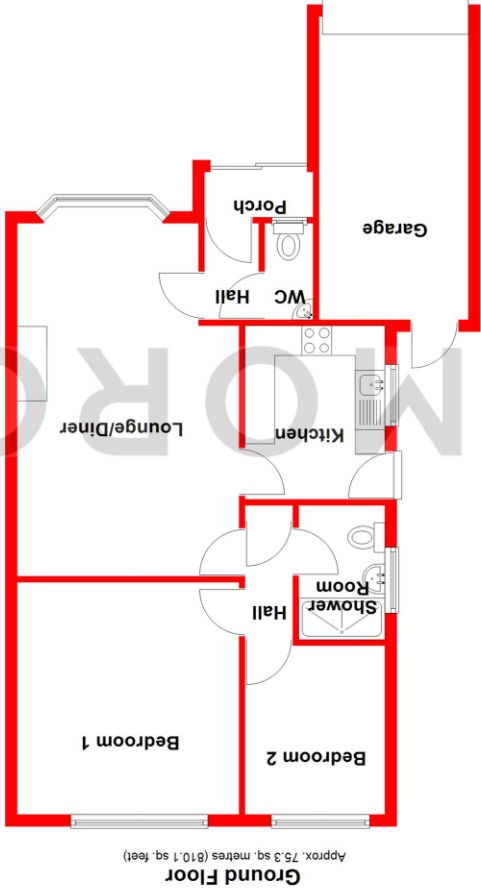
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Plan produced using Planip.

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