

AP MORGAN



Lanchester Road, Birmingham
Offers in excess of £250,000

Features:

- Beautifully presented, mid-terraced house.
- Exiting opportunity for first time buyers
- Two double & one single bedrooms,
- Spacious lounge,
- Well-fitted kitchen,
- Ground floor WC.
- Family bathroom
- Spacious rear garden,
- Off street parking,
- Prime positioning for amenities

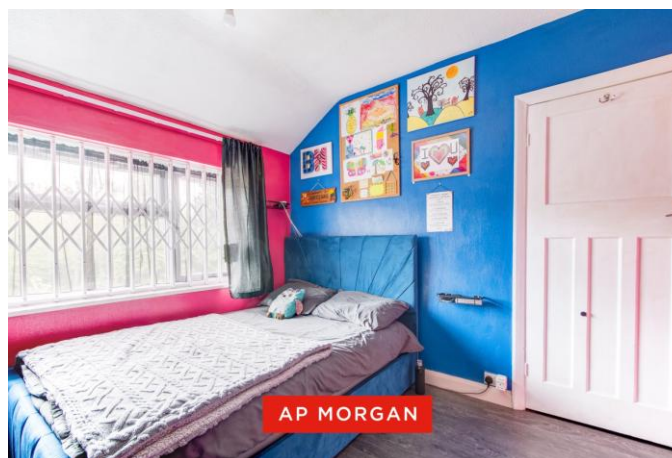
Description:

Introducing this mid-terraced family home offering three bedrooms, a spacious lounge, a well-fitted kitchen, a great rear garden, and a driveway to the front, situated in Kings Norton, Birmingham.

On arrival, the property offers a driveway suitable for multiple cars, providing convenience for both residents and visitors, with the entrance located to the right of the property.

Upon entry, the ground floor opens into a hallway comprising stairs rising to the first floor and access to the living room—a great space for comfort and family entertainment, featuring an electric fireplace and a bay window allowing plenty of natural light to flow through. The living room leads into the kitchen/diner, fitted with a double electric oven, induction hob, ample storage and worktop space, and room for freestanding appliances, along with space opposite for a dining area. This area also provides access to a WC fitted with a toilet and wash basin, as well as access to the extension, which is surrounded by floor-to-ceiling windows, offering an excellent additional space for relaxation.

The first floor leads onto the landing and into bedroom one, a generous double with ample space for storage; bedroom two, also a spacious double; and a third bedroom, being a single, ideal as an office or nursery. The bathroom is situated on the first floor and is fitted with a toilet, wash basin, and bathtub with an overhead shower.



The rear garden initially leads onto a patio, a fantastic space for outdoor furniture and dining, followed by an extensive lawn stretching to the end of the garden. There is a shed positioned midway, providing useful garden storage, and the garden is bordered by fences and shrubbery to the rear.

The property is conveniently positioned in the popular area of Kings Norton, within walking distance of a local supermarket, as well as Kings Norton Green and the shops and amenities it has to offer. Kings Norton train station is also located nearby in Cotteridge, providing easy access along the cross-city rail line into Birmingham New Street.

Details:

Hall

Living Room 13'5" x 13'4" (4.1m x 4.06m) Both Max

Kitchen/Diner 8'11" x 15'10" (2.72m x 4.83m) Both Max

Garden Room 10'1" x 7'8" (3.07m x 2.34m) Both Max

Ground Floor WC 5'8" x 2'7" (1.73m x 0.79m) Both Max

Landing

Bedroom One 13'5" x 12'7" (4.1m x 3.84m) Both Max

Bedroom Two 10'2" x 9'10" (3.1m x 3m) Both Max

Bedroom Three 8' x 6' (2.44m x 1.83m)

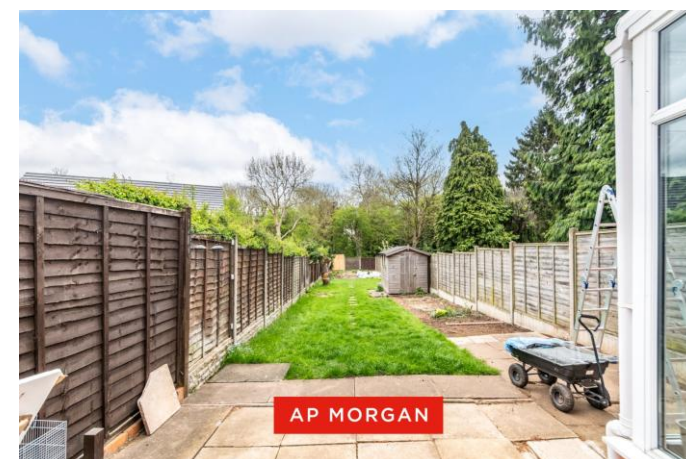
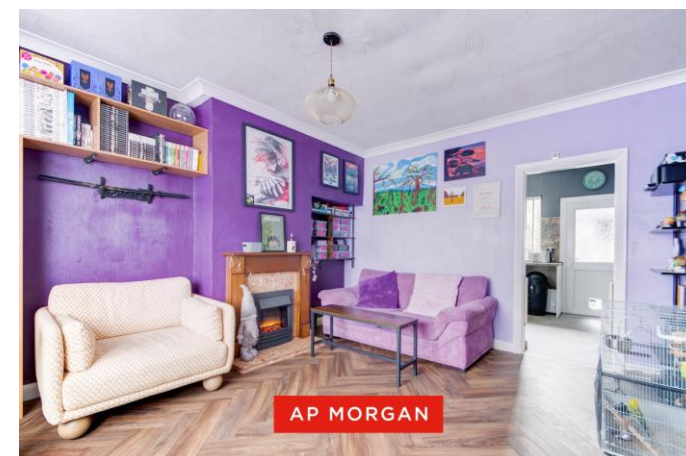
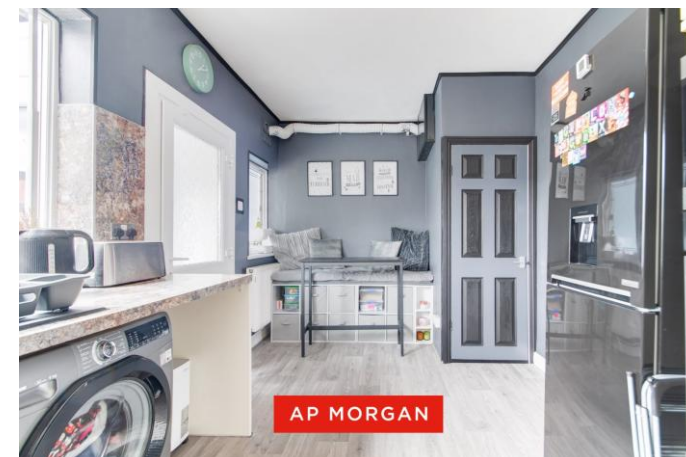
Bathroom 6'1" x 5'10" (1.85m x 1.78m) Both Max

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.



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

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.

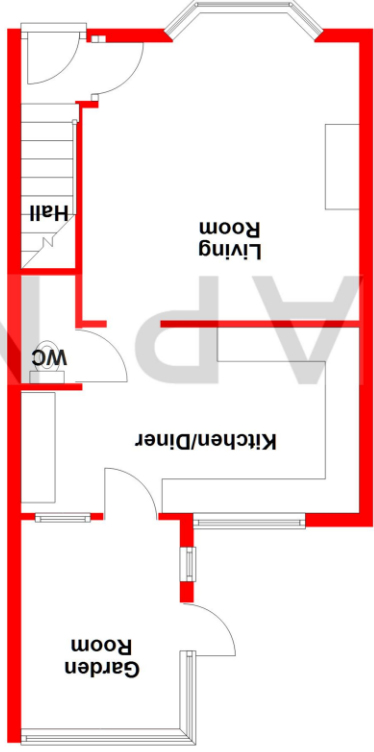
Need a solicitor?

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 £99 + 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.

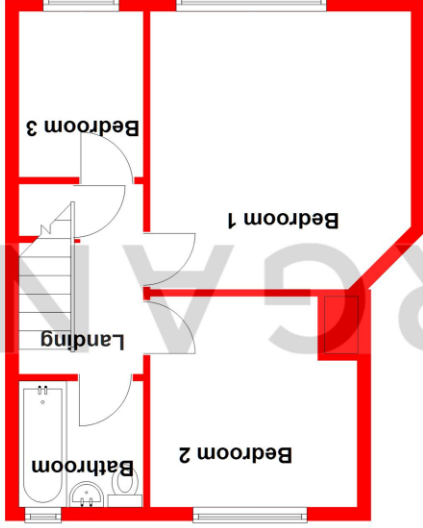
Ground Floor
Approx. 449.2 sq. feet



Total area: approx. 866.7 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 Planlup.

First Floor
Approx. 417.4 sq. feet



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