

AP MORGAN



Pinewall Avenue, Birmingham
Asking Price £240,000

Features:

- Three-Bedroom Semi-Detached Family Home
- Quiet Cul-De-Sac Location
- Spacious Living/Dining Room
- Fitted Kitchen with Rear Garden Access
- Three Well-Proportioned Bedrooms
- First-Floor Shower Room
- Double Glazing (Where Specified) And Central Heating
- EPC Rating: C

Description:

Set in a peaceful cul-de-sac just moments from Kings Norton Green, this attractive three-bedroom semi-detached home offers generous accommodation and an enviable location. With excellent access to transport links, green spaces, canals, and sought-after schools, it's perfectly placed for modern family life.

The accommodation is well arranged and offers a practical layout ideal for family living. On entry, there is a welcoming porch leading into a hallway providing access to the main ground floor rooms.

The spacious living/dining room offers an excellent open and versatile reception space, ideal for both relaxing and entertaining, with ample room for a range of furnishings and access to the rear aspect. The kitchen is positioned to the rear of the property and provides a functional workspace with direct access out to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms, providing comfortable accommodation for families, guests, or home working needs. The accommodation is completed by a shower room serving all bedrooms.

Further benefits include double glazing (where specified) and gas central heating, contributing to year-round comfort and efficiency. The property also holds an EPC rating of C, reflecting its overall energy performance.



Details:

Porch 4'6" x 4'7" (1.37m x 1.4m)

Hall

Lounge/Dining Room 25'10" x 11'9" (7.87m x 3.58m) Both Max

Kitchen 9'8" x 8'3" (2.95m x 2.51m)

Landing

Bedroom 1 13'11" x 9'9" (4.24m x 2.97m)

Bedroom 2 11'8" x 9' (3.56m x 2.74m)

Bedroom 3 10'2" x 6'1" (3.1m x 1.85m) Both Max

Bathroom 6'10" x 5'6" (2.08m x 1.68m)



EPC Rating: C

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

Property to sell?

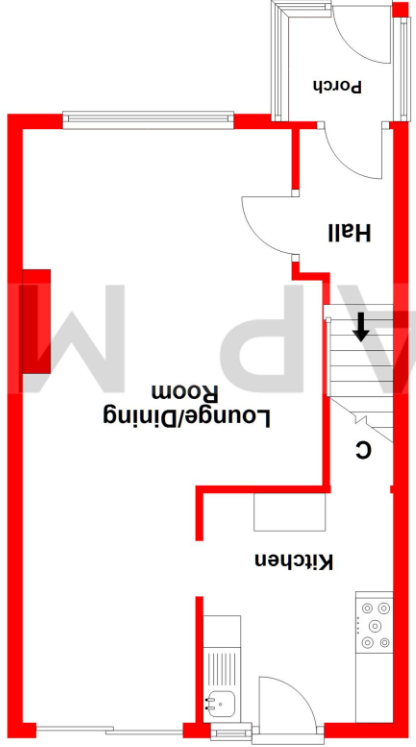
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

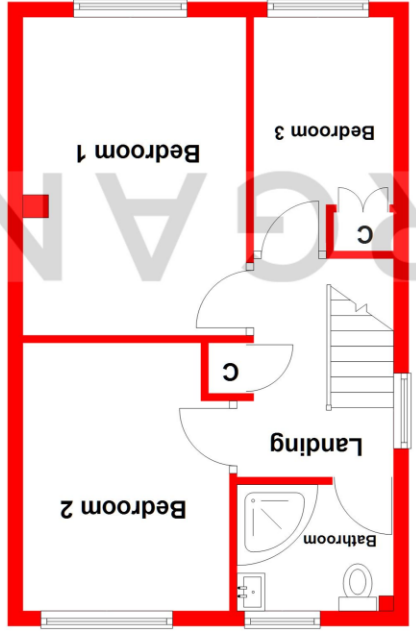
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Ground Floor
Approx. 40.6 sq. metres (436.7 sq. feet)



First Floor
Approx. 38.8 sq. metres (418.1 sq. feet)

Total area: approx. 79.4 sq. metres (854.8 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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