

AP MORGAN



Moor Leasow, Birmingham
Asking Price £360,000

Features:

- Well-presented four-bedroom detached house,
- Exciting opportunity for investors,
- Substantial lounge,
- Generously sized dining room,
- Large kitchen,
- Spacious garage,
- Three double and one single bedrooms,
- Ground floor WC,
- Jack and Jill en suite shower room,
- Versatile rear garden
- Prime positioning for amenities access.

Description:

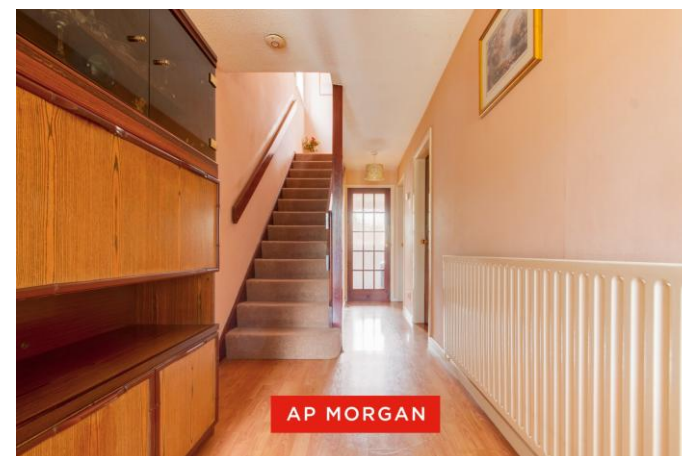
This well-presented four-bedroom detached house in Birmingham is an exciting opportunity for investors, presenting: a substantial lounge, generously sized dining room, a large kitchen, spacious garage, two double and two single bedrooms, a ground floor WC, Jack and Jill en suite shower room, versatile rear garden and is in prime positioning for amenities access.

Approaching the property, there is a block-paved drive offering space for parking, which borders a cross-layered lawn allowing for rear garden access through a side gate and front access to the garage and porch/hall.

Entering the porch/hall, there is room for removing outdoor footwear and jackets, with stairs leading to the first-floor landing. The lounge is accessed from the hall and is a substantial space with room for multiple suites, free-standing furniture, views to the front drive, a gas fireplace, and access to the adjoining dining room. The dining room is generously sized and it hosts a large dining table and chairs easily, with views to the rear garden and access to the adjoining kitchen. The kitchen provides ample counter space with an integral double sink with drain and space/plumbing for freestanding appliances and an integral under-stairs storage cupboard. Accessed from the kitchen is a spacious garage which spans the entire length of the property, allowing for plenty of storage space. The ground floor is completed by a WC.

Ascending to the first floor, the landing presents: Bedroom one, which is a large double looking to the front aspect with a Jack and Jill ensuite shower room presenting a washbasin, WC and walk-in shower. Bedroom two is also a double which looks to the rear aspect. Bedroom three is a single, also looking to the rear. Bedroom four is the final single of the property, looking to the front aspect.

The garden is accessed from the garage and opens to a significant paved patio, offering space for freestanding garden furniture, which continues to multiple raised grass-



laid lawns hosting space for outdoor activities, creating a versatile garden bordered by wooden panel fencing.

The property benefits from proximity to nearby amenities, including Northfield train station and Wychall Lane shops, with nearby Northfield and Longbridge town centres providing additional shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.

Details:

Porch

Hall

Lounge 18'9" x 11'5" (5.72m x 3.48m) Both Max

Dining Room 9'6" x 8'8" (2.9m x 2.64m)

Kitchen 9'6" x 8'8" (2.9m x 2.64m)

Ground Floor WC 2'11" x 5'4" (0.9m x 1.63m)

Garage 37'4" x 8'4" (11.38m x 2.54m)

Landing

Bedroom One 10'9" x 11'5" (3.28m x 3.48m)

Jack & Jill En-suite 7'1" x 11'5" (2.16m x 3.48m)

Bedroom Two 9'8" x 10' (2.95m x 3.05m)

Bedroom Three 7'11" x 7'11" (2.41m x 2.41m)

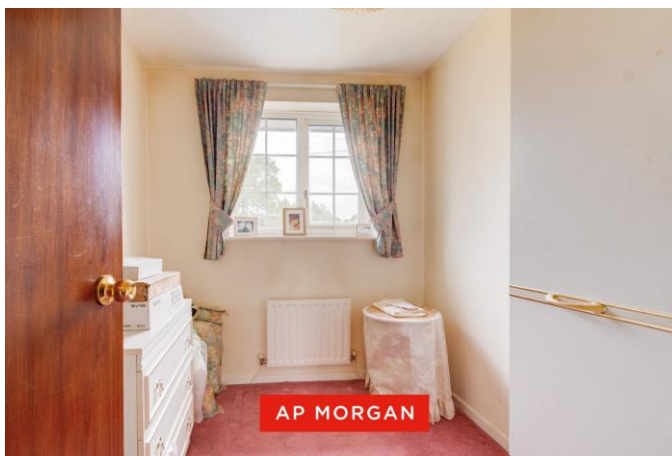
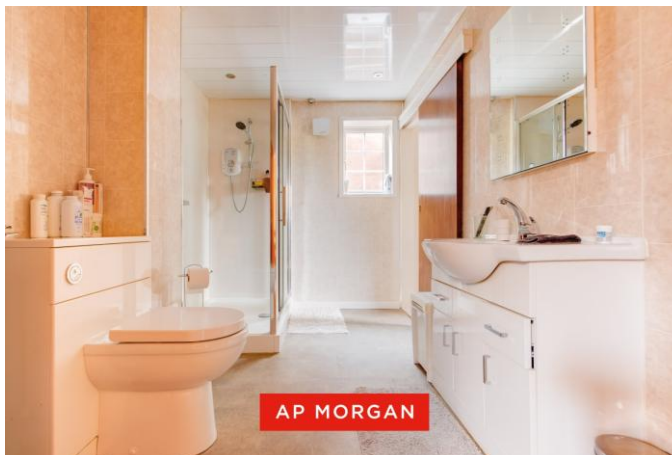
Bedroom Four 7'9" x 6'10" (2.36m x 2.08m)

EPC Rating: D

Council Tax Band: D (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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