

AP MORGAN



William Road, Birmingham, West Midlands
Asking Price £300,000

Features:

- End of terrace property
- Four great sized bedrooms
- Spacious lounge and dining room
- Well-fit kitchen
- Family bathroom and downstairs WC
- Low maintenance rear garden
- Off-street parking
- Ideal location

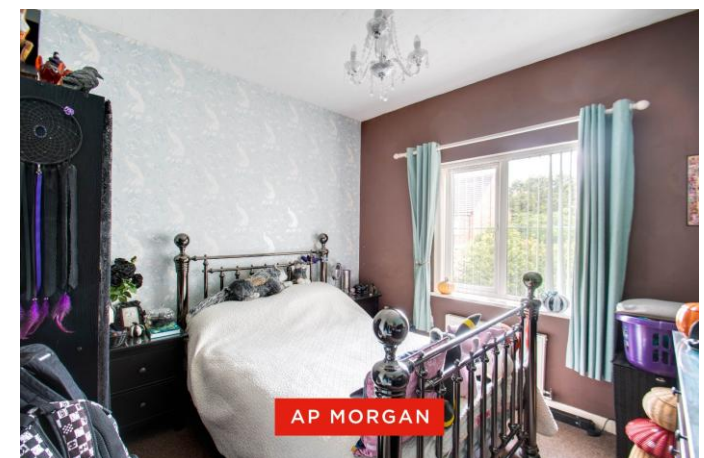
Description:

Introducing this well-presented end-of-terrace property, offering four generously sized bedrooms, a spacious lounge, a well-fitted kitchen, a family bathroom, and a downstairs WC. The property also benefits from a driveway and on-road parking, and is situated in Northfield, Birmingham.

On arrival, a pathway leads to the entrance, with lawns on either side adding greenery to the frontage. To the left, the driveway provides space for two cars.

Upon entry, the ground floor opens into the entrance hall, which includes stairs rising to the first floor, an understairs cupboard, an additional storage cupboard, and access to all ground floor rooms. To the right is the lounge, a generous space ideal for relaxation and family entertainment, complete with a feature fireplace. At the end of the hall is the kitchen, fitted with ample storage and worktop space, an integrated oven with a four-burner gas hob, and a dishwasher. A door leads from the kitchen onto the patio at the side of the house. Adjacent to the kitchen is the dining room, which provides an excellent space for a family dining table, features a fireplace, and has French doors opening onto the rear garden. The entrance hall also provides access to the WC, fitted with a toilet and wash basin.

The first floor comprises four bedrooms. Bedrooms one and two are generously sized doubles with additional space for storage. Bedroom three is a spacious single room with a large storage cupboard, while bedroom four is another single room, ideal as a nursery or home office. The family bathroom is also located on this floor and includes a toilet, wash basin, and a bathtub with an overhead shower.



The rear garden features a patio area with space for outdoor furniture and dining. Beyond this, a lawn extends with a pathway leading to a gated section at the back, offering a versatile outdoor space.

The property is ideally positioned for local amenities, approximately 1.4 miles from Northfield High Street. Additional amenities, including local schools, supermarkets, shops, and restaurants, are just a short drive away. Public transport links are readily available and within walking distance.

Details:

Entrance Hall

Lounge 14'5" x 12'6" (4.4m x 3.8m)

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

Dining Room 9'8" x 9'6" (2.95m x 2.9m)

WC

Landing

Bedroom One 11'7" x 12'4" (3.53m x 3.76m) Both Max

Bedroom Two 10'9" x 10'10" (3.28m x 3.3m) Both Max

Bedroom Three 9'5" x 8'2" (2.87m x 2.5m) Both Max

Bedroom Four 9'5" x 6'11" (2.87m x 2.1m)

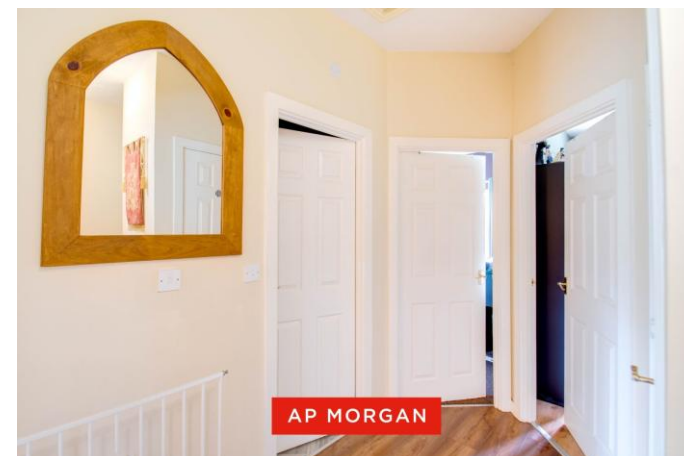
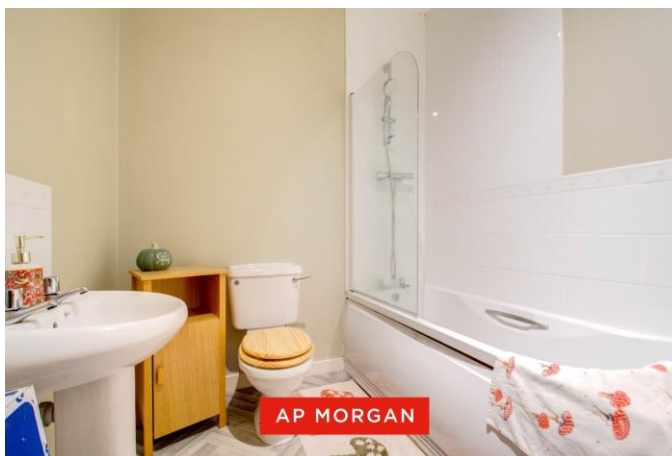
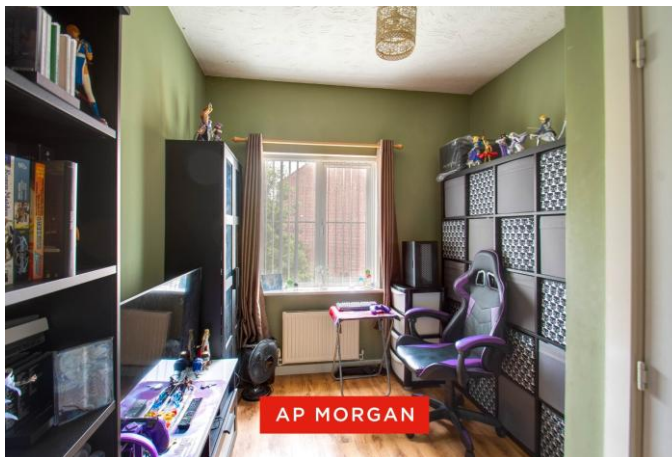
Bathroom 6'9" x 7'9" (2.06m x 2.36m) Both Max

EPC Rating: C

Council Tax Band: (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.

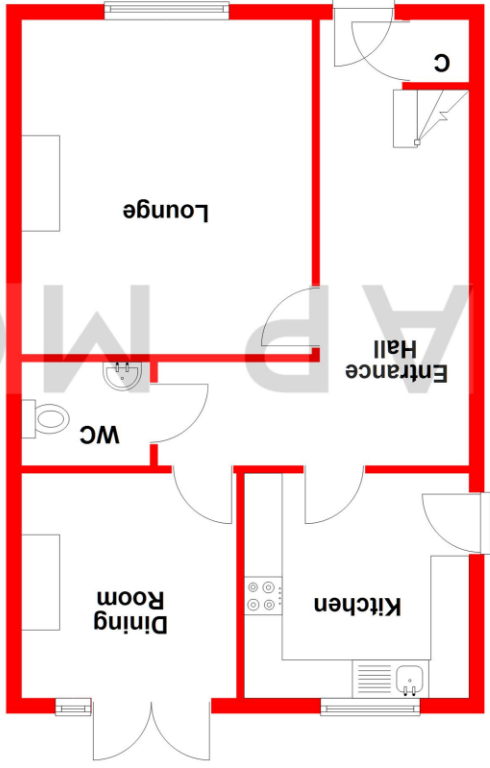
Need a solicitor?

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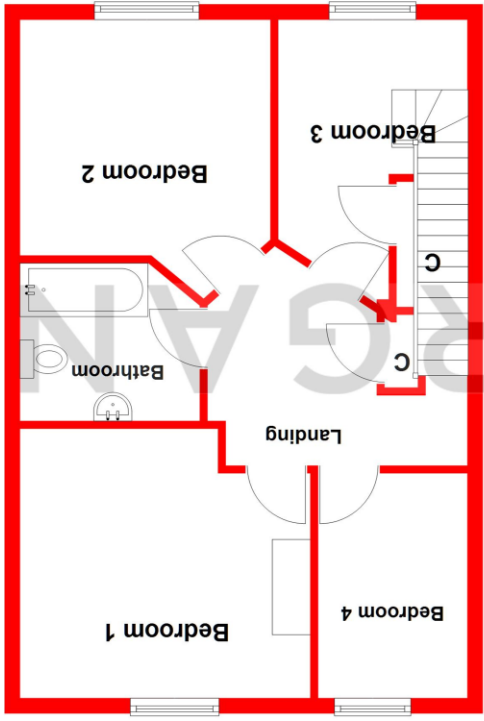
Identity Checks

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. 52.4 sq. metres (564.6 sq. feet)



First Floor
Approx. 52.3 sq. metres (563.2 sq. feet)



Total area: approx. 104.8 sq. metres (1127.7 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.

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