

AP MORGAN



Pershore Road, Kings Norton
Asking Price £340,000

Features:

- Beautifully presented, three-bedroom, semi-detached house
- Exciting opportunity for large and growing families or couples looking for a unique home.
- Three double bedrooms
- Substantial lounge
- Generously sized kitchen/diner
- Large conservatory
- Ground floor WC
- Jack and Jill en-suite

Description:

This beautifully presented, three-bedroom, semi-detached house is an exciting opportunity for large and growing families or couples looking for a unique home. Presenting three double bedrooms, substantial lounge, generously sized kitchen/diner, large conservatory, ground floor WC, Jack and Jill en-suite, lush & versatile rear garden and is in prime positioning for amenities.

Approaching the property there is a large concrete parking area which allows parking for multiple vehicles.

Entering the property, the entrance hall is bright and gives space for removing outdoor footwear and jackets. The stairs leading to the first-floor landing and understairs WC are immediately accessible. The lounge is a substantial size, presenting multiple suites, freestanding furniture and a wood burning stove. The kitchen/diner is generously sized, hosting ample counterspace with an integral sink, electric oven, induction hob, extractor hood, and fridge/freezer. Additionally, there is space for a dining table and chairs alongside access to the garden room through double French doors which offers room for multiple suites and panoramic views of the rear garden through double glazed windows.

Ascending to the first floor the landing presents Bedroom One, a large double looking to the rear hosting space for freestanding furniture. Bedroom Two is also a large double looking to the front and is currently being used as a walk-in closet, this bedroom is supplemented by a Jack & Jill En-suite shower room which presents a washbasin, WC and walk in shower. Bedroom Three completes the first floor and is a large single currently used as a study.



The garden is verdant and versatile, opening to a paved patio which presents space for garden furniture and external storage. Continuing to a sprawling and well-maintained grass laid lawn there is significant room for outdoor activities with paved stepping stones leading to a powered outbuilding, perfect for storage and DIY. The garden is completed by islands of plants which offer pops of colour throughout the garden and a partially covered bench allowing the space to be fully taken in.

The property is located in the centre of Cotteridge, ideally positioned for access to a wide range of shops and local amenities, including supermarkets, pharmacies, hairdressers, and more. Kings Norton train station is also located in Cotteridge, allowing accessible travel along the cross-city rail line into Birmingham New Street.

Details:

Entrance Hall

Lounge 10'10" x 8'7" (3.3m x 2.62m) Both Max

Kitchen 13'8" x 9'7" (4.17m x 2.92m) Both Max

Garden Room 9'6" x 12'4" (2.9m x 3.76m)

Landing

Bedroom One 13'8" x 14' (4.17m x 4.27m) Both Max

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

Bedroom Three 10'2" x 8' (3.1m x 2.44m)

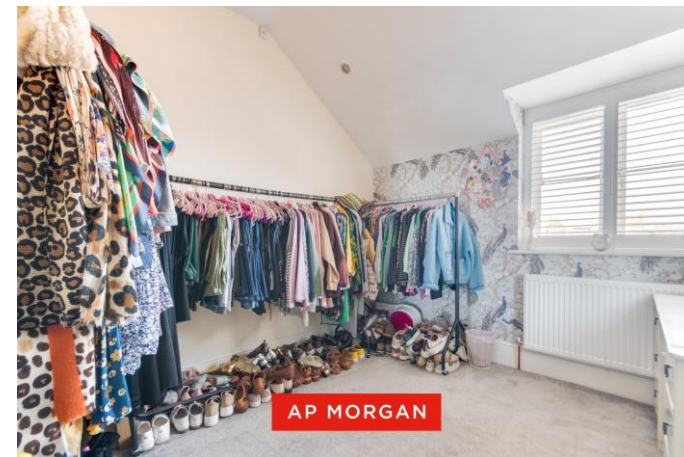
Jack and Jill En-Suite 10'2" x 5'9" (3.1m x 1.75m) Both Max

EPC Rating: E

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?

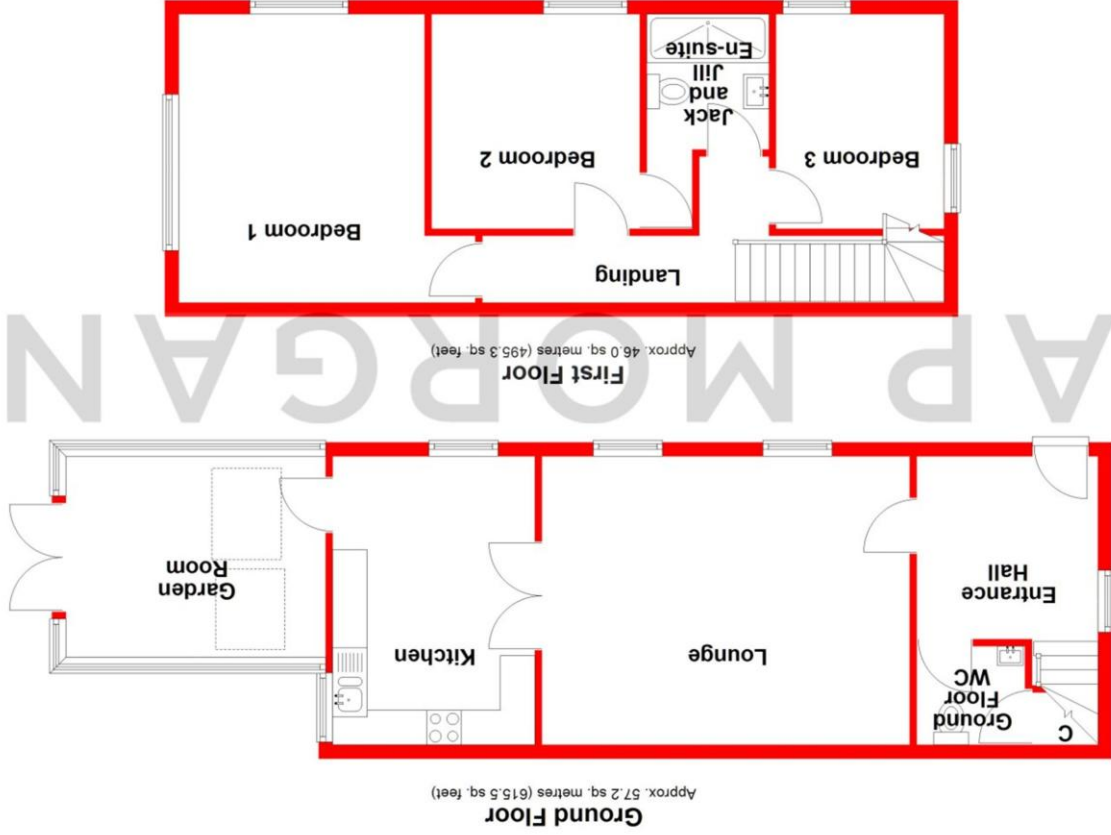
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 103.2 sq. metres (1110.8 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.