

**AP MORGAN**



**Tessall Lane, Birmingham**  
Offers Over £360,000

### Features:

- Well-presented four-bedroom, semi-detached house,
- Perfect for large and growing families,
- Three double, one single bedrooms
- Spacious lounge,
- Substantial dining room,
- Large conservatory,
- Generously sized breakfast kitchen,
- Ground floor WC,
- Family bathroom,
- Ample garage,
- Utility room,
- Significant, versatile and verdant rear garden,
- Off street parking,
- Prime positioning for amenities access.

### Description:

This well presented, four-bedroom, semi-detached house in Birmingham is an exciting opportunity for large and growing families. Presenting a spacious lounge, substantial dining room, large conservatory, generously sized breakfast kitchen, ground floor WC, three double & one single bedrooms, family bathroom, utility room, ample garage, a significant, versatile and verdant rear garden, off street parking and is in prime positioning for amenities access.

Approaching the property, there is a paved drive allowing space for parking multiple vehicles and gives front access to the porch/hall, the garage and the utility corridor. The drive is bordered by hedging and a front stone brick wall with a metal gate to control access.

Entering the property to the porch and hall there is ample room for removing outdoor footwear and jackets, the hall gives immediate access to the spacious lounge which hosts space for multiple suites, a front facing bay window helping to illuminate the room well and space for a fireplace. Additionally, there are double sliding doors leading to the substantial dining room which similarly offers a gas fireplace and presents access to the rear conservatory and separate integral shelving. The conservatory is large and illuminated well offering panoramic views of the rear garden and gives access to the rear paved patio. The breakfast kitchen is generously sized hosting ample counterspace with an integral double sink, electric hob, double electric oven, breakfast counter with space for seating and additional space/plumbing for freestanding appliances. The kitchen leads to a secondary hall giving access to the ground floor WC and side access to the front garage which is perfect for storage or DIY. The ground floor is completed by a utility room and a secondary point of egress through the utility corridor.

Ascending to the first floor, Bedroom One is a large double looking to the front aspect, Bedroom Two is similarly a large double looking to the front aspect with integral wardrobes and a bay window. Bedroom Three is the final double of the property and hosts integral wardrobes while looking to the rear aspect. Bedroom Four is the single of the property which looks to the rear. The family bathroom presents a washbasin, WC, large corner bath and separate corner shower with the first floor complete by an integral storage cupboard.



The garden is versatile and verdant, opening to a paved patio covered by a veranda there is significant room for garden furniture. There are multiple paths bisecting mature planting beds allowing for the garden to be enjoyed all year round with a variety of different seating areas. The garden is completed by a wooden shed and is bordered by hedging.

The property benefits from proximity to local shops, whilst nearby Longbridge and Northfield town centres provide further shopping opportunities and amenities. Longbridge and Northfield train stations also provide direct trains into Birmingham City Centre. 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 schools, secondary schools, and higher education institutions are also located nearby.

**Details:**

**Porch**

**Entrance Hall**

**Lounge** 12'10" x 12'1" (3.9m x 3.68m)

**Dining Room** 14'1" x 11'1" (4.3m x 3.38m)

**Kitchen/Breakfast Room** 11'11" x 14'3" (3.63m x 4.34m) Both Max

**Ground floor WC** 2'9" x 5'6" (0.84m x 1.68m)

**Garage** 8'1" x 5'6" (2.46m x 1.68m)

**Hall**

**Utility Room** 5'1" x 2'10" (1.55m x 0.86m)

**Conservatory** 11'6" x 11'3" (3.5m x 3.43m)

**Landing**

**Bedroom One** 12'10" x 13'5" (3.9m x 4.1m)

**Bedroom Two** 12'10" x 11'7" (3.9m x 3.53m)

**Bedroom Three** 14'1" x 11'11" (4.3m x 3.63m)

**Bedroom Four** 8' x 6'5" (2.44m x 1.96m)

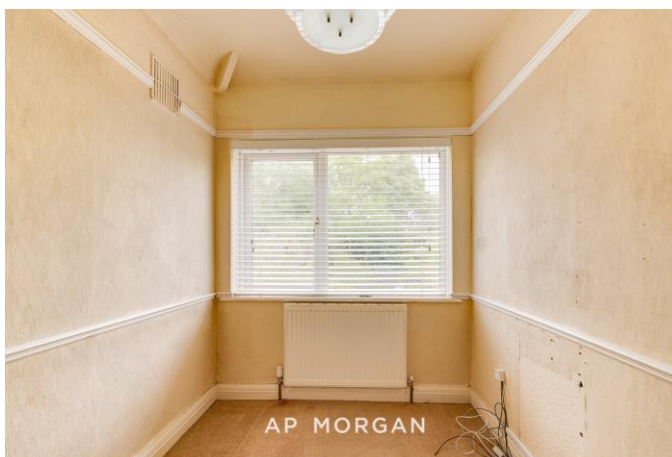
**Bathroom** 8'9" x 7'6" (2.67m x 2.29m)

**EPC Rating:** E

**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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### Need a mortgage?

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### Property to sell?

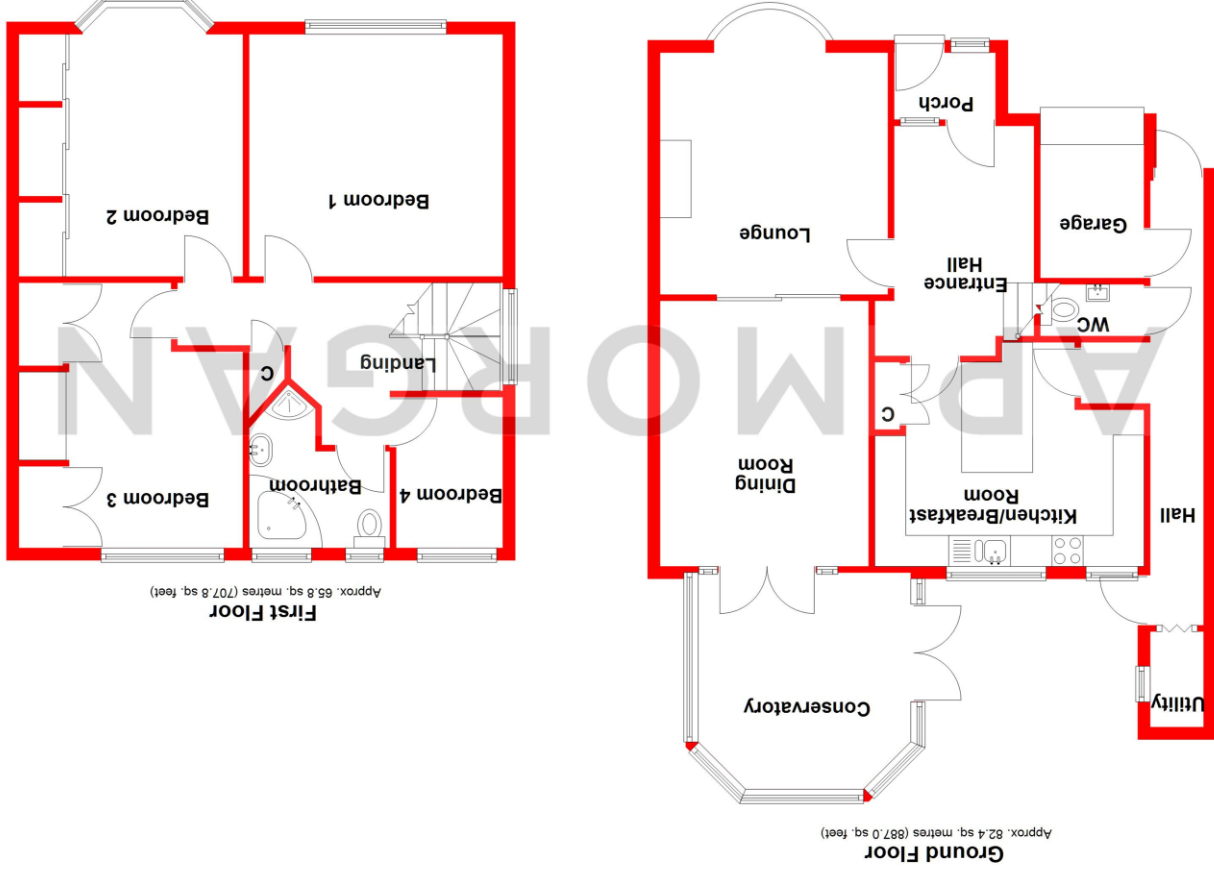
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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