

AP MORGAN



Farren Road, Birmingham
Asking Price £275,000

Features:

- Well-Presented Three Bedroom Property
- Conservatory To The Rear
- Extended Kitchen
- Bathroom With Separate Bath And Shower
- Off-Road Parking
- Detached Garage
- Well Positioned For Access To Local Amenities

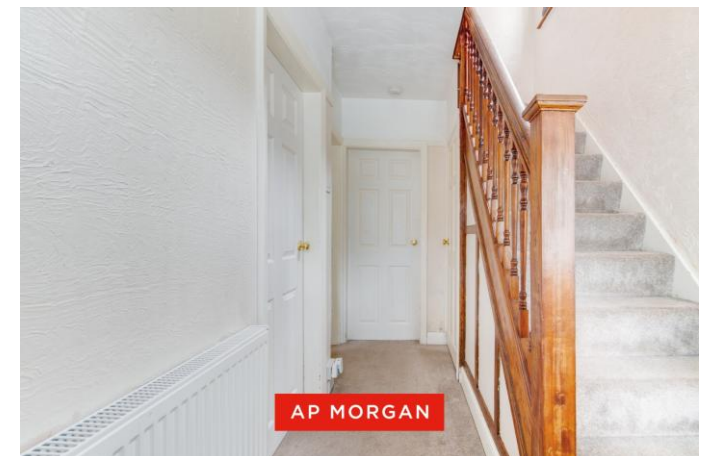
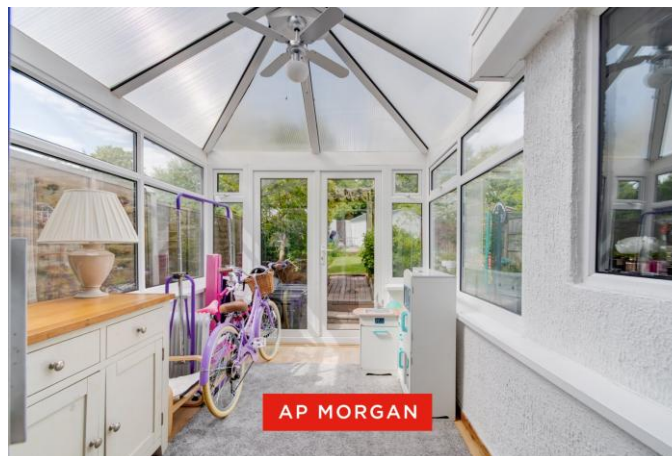
Description:

This well presented three-bedroom home occupies a desirable location in a sought-after road in Northfield. Offered with off-road parking, a detached garage, conservatory to the rear, and extended kitchen.

In brief, the property comprises of an inset porch that leads to a hallway with stairs rising to the first-floor landing, and under-stairs storage. To the front of the property is lounge with bay window to the front. To the rear is a dining room, leading to a conservatory. A large modern kitchen is also positioned to the rear of the property. Following the stairs from the hallway to the landing, the first floor is comprised of a primary bedroom to the rear, a further double bedroom with bay window, a single bedroom, and a bathroom with corner bath and separate shower cubicle.

To the front of the property is a driveway providing off-road parking for multiple vehicles. A side gate allows direct access to the rear garden without passing through the internal living space. The rear garden comprises of an initial paved patio area, a raised plant bed and steps leading to a lawn. To the foot of the garden is a detached garage, with access via a shared access to the rear garden.

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:

Lounge 11'6" x 11' (3.5m x 3.35m)

Dining Room 13' x 10'6" (3.96m x 3.2m)

Kitchen 15' x 8' (4.57m x 2.44m)

Conservatory 10' x 7'6" (3.05m x 2.29m)

Bedroom One 14'9" x 10'6" (4.5m x 3.2m)

Bedroom Two 10'8" x 10'3" (3.25m x 3.12m)

Bedroom Three 7'4" x 6'9" (2.24m x 2.06m)

Bathroom 8'6" x 6'4" (2.6m x 1.93m)



EPC Rating: D

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?

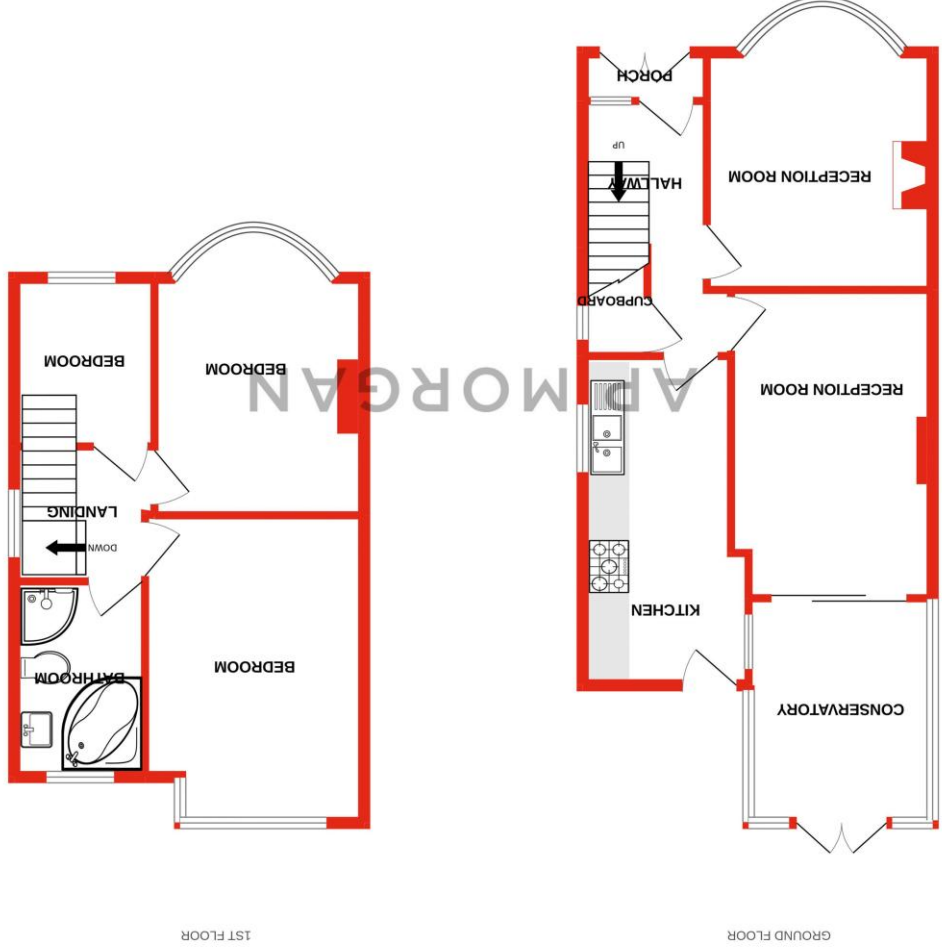
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 FLOOR AREA : 1001sq.ft (93.0 sq.m.) Approx.
What 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 errors 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.
Made with Mapbox ©2022

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.