

**AP MORGAN**



**Heathside Drive, Birmingham**  
Price TBC

### Features:

- Beautifully presented, three-bedroom, semi-detached house.
- Exciting opportunity for first time buyers and growing families.
- Spacious living room,
- Generously sized, fitted kitchen,
- Bright conservatory/dining room,
- Ground floor WC,
- Two double and one single bedrooms,
- Contemporary family bathroom,
- Ample storage space,
- Off-street parking for multiple vehicles,
- Large garage,
- Well positioned for amenities access.

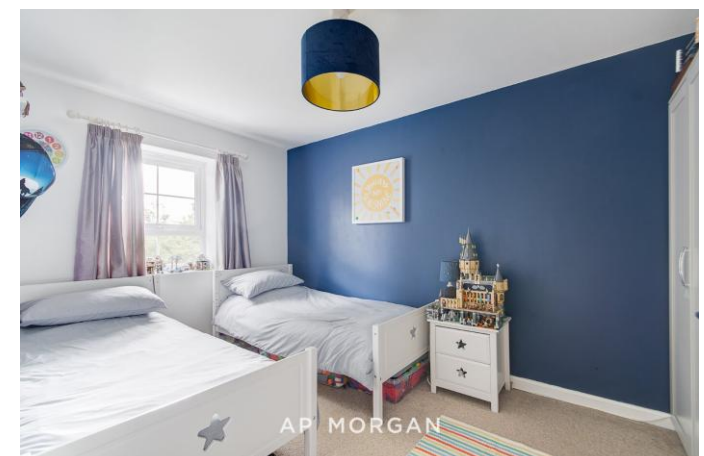
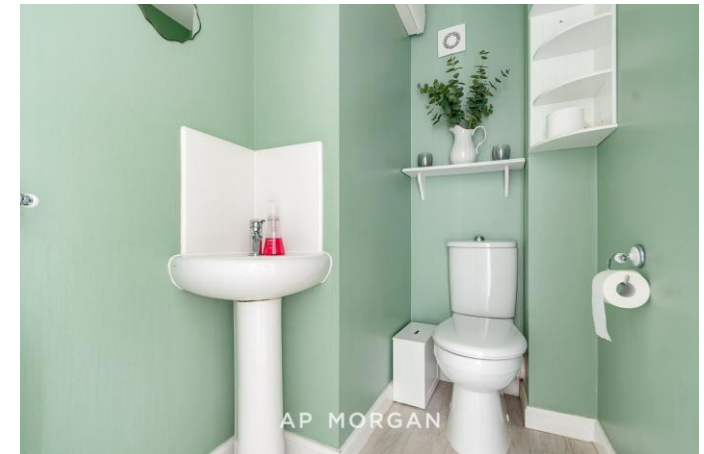
### Description:

Squirrels in the garden, ducks on the lawn and a home so well presented you can move straight in. We'll be honest, the wildlife alone is worth a viewing.

Tucked into a quiet residential street, this is the kind of home that ticks the boxes you didn't even know you had. Beautifully presented throughout, it's ready to move straight into and live your best life.

Inside, the ground floor flows naturally from a welcoming entrance hall into a bright living room, with a kitchen that hosts an abundance of space for family cooking, the living room opens to a conservatory that works brilliantly as a dining room, a second sitting space, or whatever you need it to be. There's also a handy downstairs WC. Upstairs, three well-proportioned bedrooms and a modern family bathroom complete a layout that works equally well for a growing family or a first stepping stone onto the property ladder.

Outside is where this home really comes into its own. The current owners have kept ducks here, and with regular visits from the local squirrel population, the garden has taken on a life of its own. A beautifully maintained lawn in a private, generous plot, it's the kind of outdoor space that gets genuinely used across every season.



Kings Norton Green is just over a mile away, with shops, restaurants, pubs and bus routes all close by. Longbridge Shopping Park, the Lickey Hills and Cofton Park are within four miles, giving you retail therapy and wide-open countryside in equal measure.

Homes like this, priced this well, tend not to hang around. Get in touch with us today to arrange your viewing.

**Details:**

**Entrance Hall**

**Living Room** 14'2" x 15'2" (4.32m x 4.62m) Both Max

**Kitchen** 9'11" x 8'2" (3.02m x 2.5m) Both Max

**Conservatory** 8'1" x 9'2" (2.46m x 2.8m)

**Ground Floor WC** 4'2" x 4'4" (1.27m x 1.32m) Both Max

**Landing**

**Bedroom One** 13'2" x 8'4" (4.01m x 2.54m) Both Max

**Bedroom Two** 10'11" x 8'4" (3.33m x 2.54m) Both Max

**Bedroom Three** 10'3" x 6'6" (3.12m x 1.98m) Both Max

**Bathroom** 9'1" x 6'6" (2.77m x 1.98m) Both Max

**EPC Rating:** To be confirmed

**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](http://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.

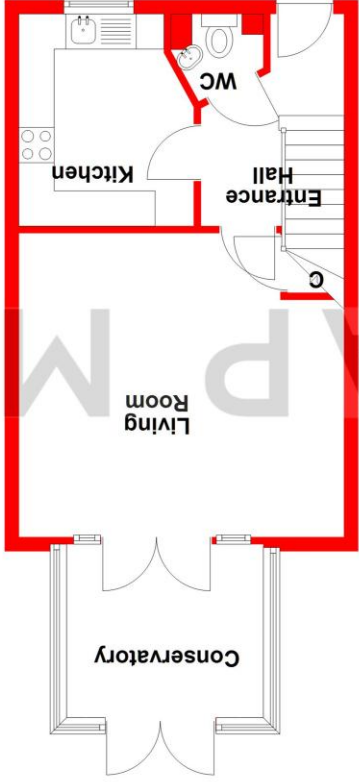
### Need a solicitor?

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.

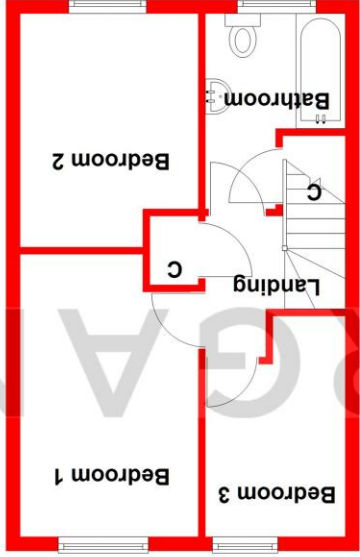
### Identity Checks

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.

Ground Floor  
Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 76.1 sq. metres (818.9 sq. feet)



First Floor  
Approx. 34.6 sq. metres (372.6 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.

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