

AP MORGAN



Farlow Road, Birmingham
Asking Price £330,000

Features:

- Extended Three-Bedroom Semi-Detached Home
- Quiet Cul-De-Sac Location
- Spacious Living Room and Separate Dining Room
- Extended Breakfast Kitchen with Central Island
- Separate Utility Room and Garage
- Three Well-Proportioned Bedrooms
- Landscaped Rear Garden with Multi-Purpose Garden Room
- Convenient Location Close to Amenities and Transport Links

Description:

Situated within a quiet cul-de-sac location, this larger style extended three-bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living. Benefitting from a generous living room, separate dining room, extended breakfast kitchen, utility room, and garage, the property also enjoys a beautifully maintained rear garden with a useful multi-purpose garden room. Conveniently positioned close to local shops, eateries, amenities, schools, and excellent transport links, this is an ideal family home in a sought-after residential setting.

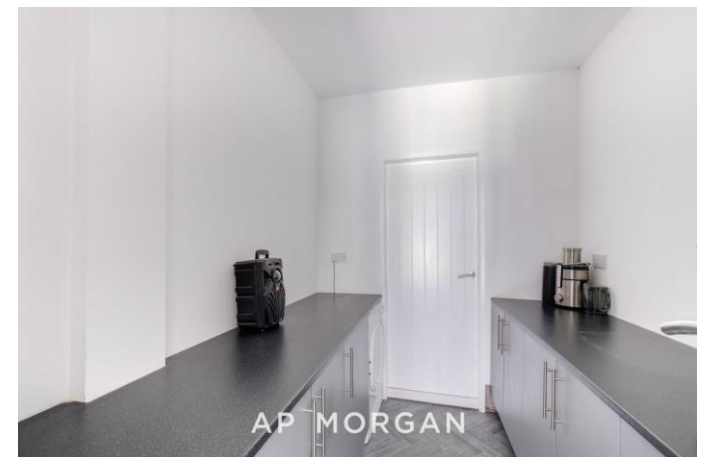
Approach

The property is approached via a private driveway providing off-road parking and access to the garage, with a front entrance door opening into the welcoming hallway.

Full Description

Once inside, the accommodation briefly comprises a welcoming entrance hall with stairs rising to the first floor. To the front of the property is a spacious dining room featuring a curved bay window, while to the rear is a generous living room providing an excellent family reception space with direct access onto the rear garden. The extended breakfast kitchen is fitted with a range of wall and base units, generous work surface space, and a central breakfast island, creating an ideal area for everyday dining and entertaining. A separate utility room provides additional storage and laundry facilities, with internal access to the garage adding further practicality.

To the first floor, the landing gives access to three well-proportioned bedrooms together with a family bathroom and separate WC.



Moving outside, the property enjoys a well-maintained and landscaped rear garden offering an excellent outdoor space for relaxing and entertaining. A useful multi-purpose garden room, currently utilised for storage, provides excellent flexibility for a variety of future uses including a home office, gym, or hobby room.

Further benefits include double glazing and central heating throughout.

Details:

Hall

Dining Room 12'10" x 9'9" (3.9m x 2.97m) Both Max

Living Room 13'2" x 13'1" (4.01m x 4m)

Breakfast/Kitchen 14'1" x 13' (4.3m x 3.96m) Both Max

Utility Room 8'11" x 6'9" (2.72m x 2.06m)

Landing

Bedroom 1 13' x 10'6" (3.96m x 3.2m)

Bedroom 2 13'2" x 9'9" (4.01m x 2.97m)

Bedroom 3 10'8" x 6'4" (3.25m x 1.93m)

Bathroom 7'9" x 6'3" (2.36m x 1.9m)

WC

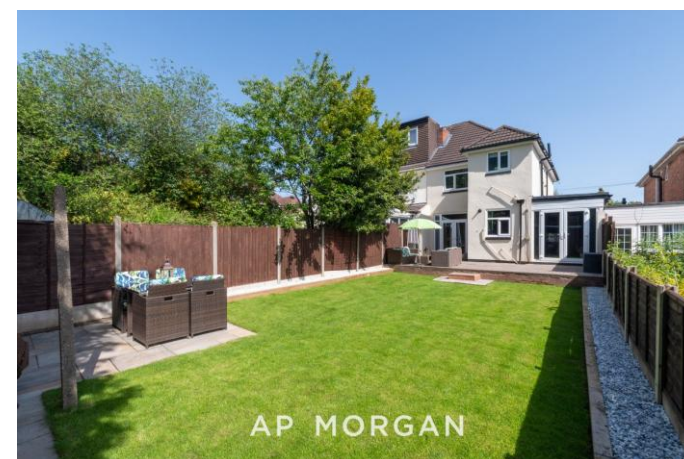
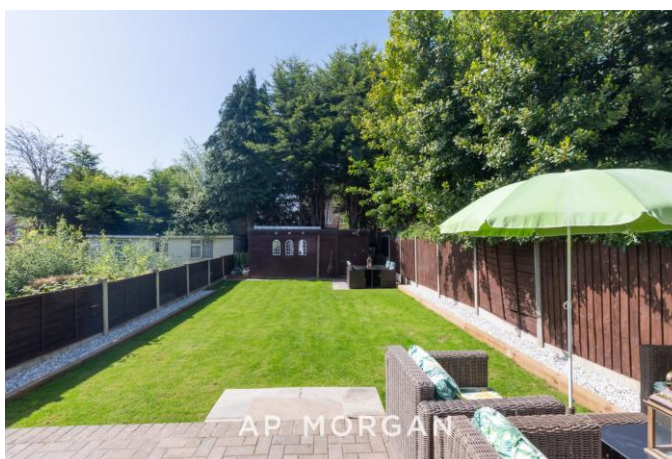
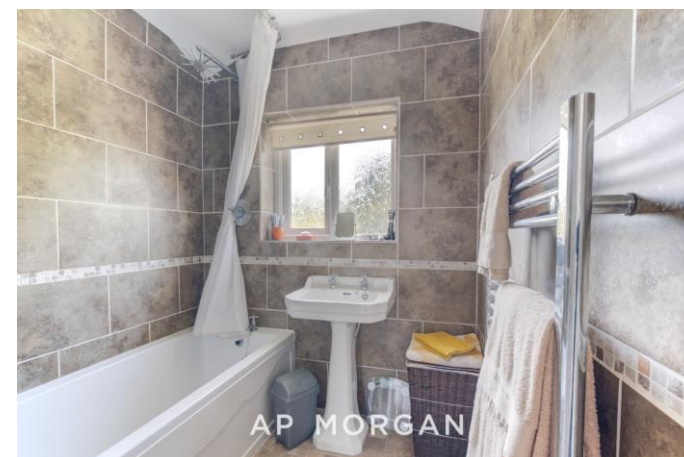
Garage 11'3" x 6'9" (3.43m x 2.06m)

EPC Rating: D

Council Tax Band: C (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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Property to sell?

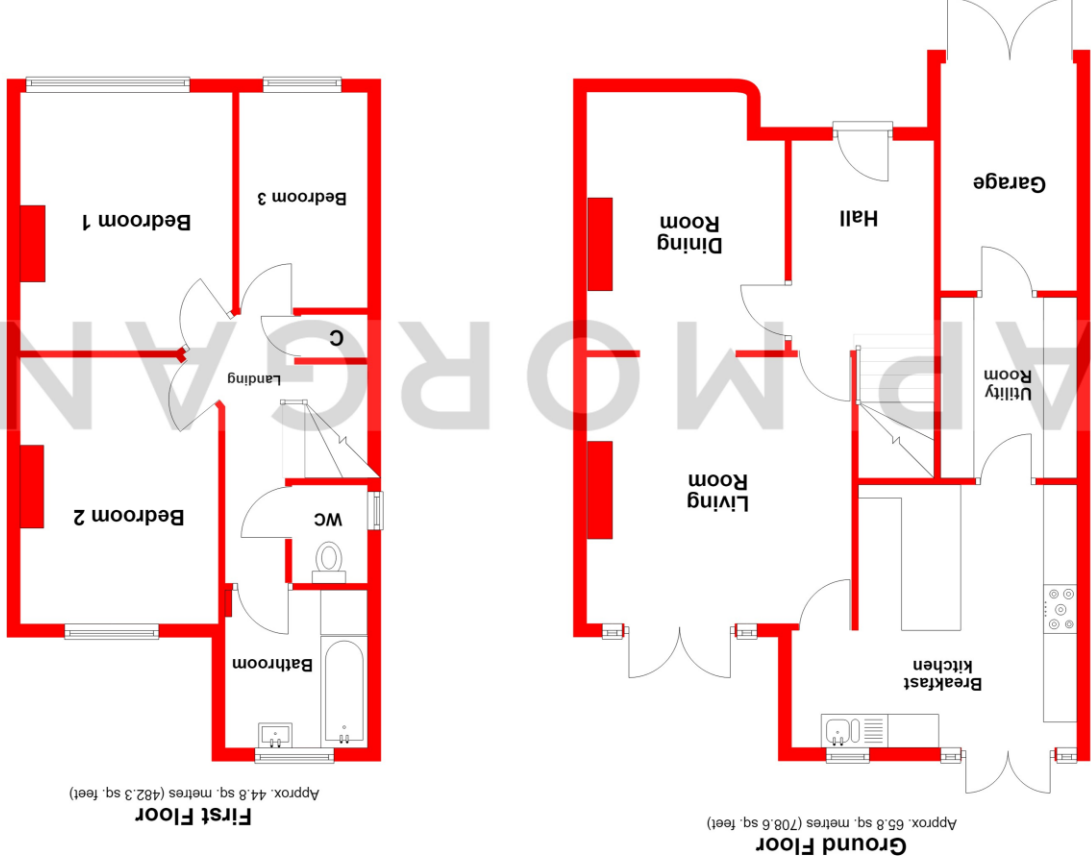
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Total area: approx. 110.6 sq. metres (1191.0 sq. feet)

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