

**AP MORGAN**



**Gibbs Hill Road, Birmingham**  
Asking Price £240,000

**Features:**

- Beautifully presented three-bedroom semi-detached home
- Exciting opportunity for first time buyers and growing families.
- Spacious lounge/dining room
- Fitted kitchen
- Large garage
- Plenty of storage
- Electric garage door
- Recently refurbished roof, recently installed oven & windows.

**Description:**

A home ready to welcome its next chapter — move-in ready and full of potential.

This beautifully presented three-bedroom semi-detached home offers an exciting opportunity for first time buyers and growing families alike. Set across two well-proportioned floors, the property combines comfortable living space with the practical benefits of recent updates throughout.

Inside, a welcoming hall leads through to the heart of the home: a spacious lounge/dining room that provides ample space for relaxing and entertaining, along with a fitted kitchen ideal for everyday family life. Upstairs, three bedrooms are served by a family bathroom and landing.

Outside and practically speaking, the home benefits from a large garage with an electric garage door, offering excellent parking and storage potential, while plenty of additional storage can be found throughout the property.

The well-maintained and versatile rear garden offers a pleasant escape to the outdoors; presenting ample room for entertaining, relaxing or tending to your plants.

Further peace of mind comes from a recently refurbished roof and recently installed oven, and windows, meaning many of the big-ticket items have already been taken care of.



With its blend of generous living space, modern updates, and convenient practicalities, this home represents a fantastic opportunity not to be missed.

**Details:**

**Porch**

**Hall**

**Lounge/Dining Room** 13' x 19'3" (3.96m x 5.87m) Both Max

**Kitchen** 12'2" x 6'10" (3.7m x 2.08m)

**Garage** 15'6" x 7'6" (4.72m x 2.29m)

**Landing**

**Bedroom One** 13'5" x 9' (4.1m x 2.74m)

**Bedroom Two** 10' x 8'11" (3.05m x 2.72m)

**Bedroom Three** 9'8" x 9' (2.95m x 2.74m) Both Max

**Bathroom** 6'5" x 9'3" (1.96m x 2.82m)

**EPC Rating:** To be confirmed

**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.



## 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?

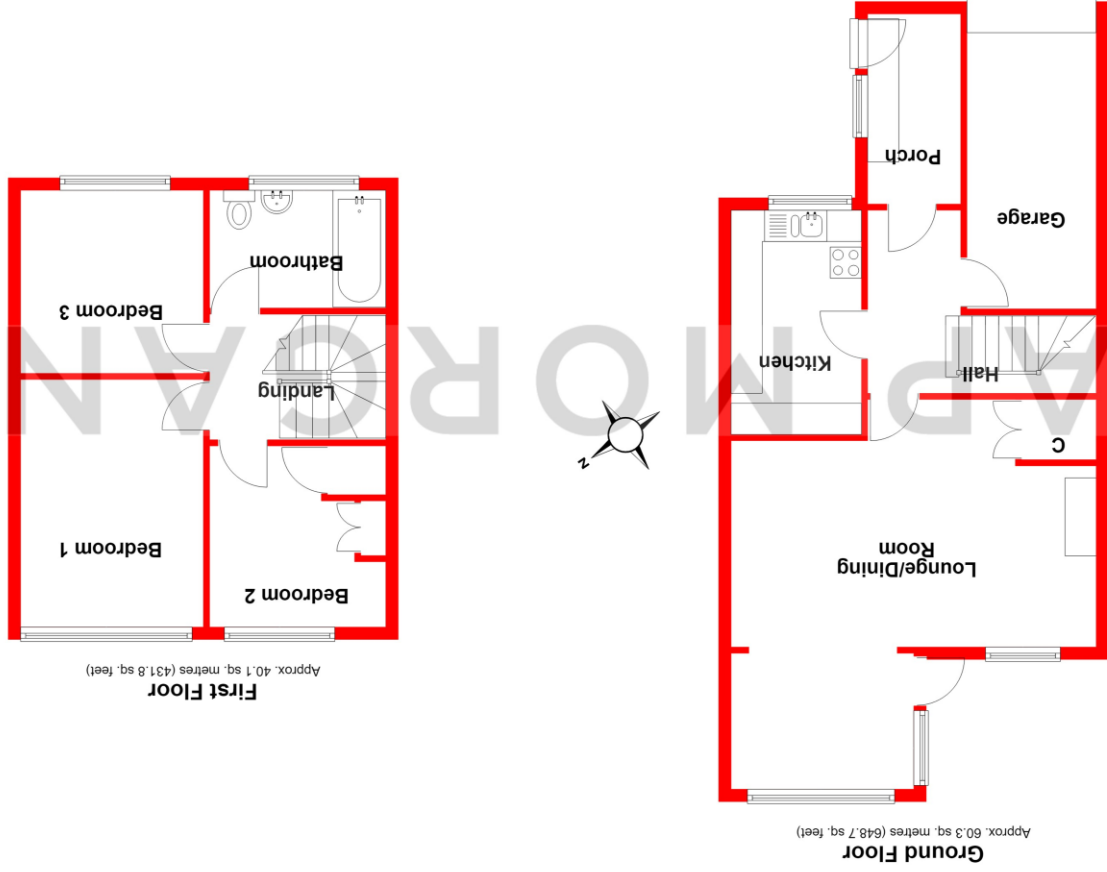
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 100.4 sq. metres (1080.5 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 Planip.

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