

A two-story red brick house with a tiled roof. The house features a large bay window on the left side with white frames and diamond-patterned glass. The central entrance is arched with a dark door. To the right of the entrance is another window. The roof is made of grey tiles and shows signs of wear. A red brick chimney is visible on the left. The house is surrounded by greenery, including bushes in the foreground and trees in the background. A wooden fence is visible to the right of the house. The sky is blue with some clouds.

AP MORGAN

Alborn Crescent, Birmingham
Offers Over £250,000

Features:

- Well-presented three-bedroom semi-detached home.
- Exciting opportunity for first time buyers
- Open plan lounge/breakfast kitchen
- Breakfast kitchen under 3 years old
- Utility room with additional counterspace
- Large, double-glazed conservatory to the rear
- External storage shed with lean to
- Recently fitted boiler and central heating system
- Off street parking for multiple vehicles
- Substantial, grass laid rear garden
- Fully boarded loft space
- Well positioned for amenities access

Description:

Move in and start living, the hard works already done.

Your first home search could stop right here. Set on Alborn Crescent, this well presented three-bedroom semi-detached home is an exciting opportunity for first time buyers looking for space, comfort and a place to truly make their own. With interest expected to move quickly, early viewing is recommended.

Stepping inside, the ground floor flows beautifully from the hall through to an open plan lounge and breakfast kitchen, the kind of layout that suits everyday life and easy entertaining in equal measure. The breakfast kitchen itself is under three years old, giving buyers the reassurance of a stylish, low maintenance space without the expense or hassle of an early renovation. A separate utility room adds valuable extra counterspace, keeping the kitchen clear and giving you somewhere practical to deal with the washing, the wellies and everything in between.

To the rear, a large, double-glazed conservatory extends the living space further still and floods the ground floor with natural light, a lovely spot for morning coffee or winding down in the evening. Beyond it, a substantial rear garden laid to grass gives plenty of room for children, pets or simply enjoying the outdoors, with an external storage shed and lean to offering handy space for bikes, tools and garden furniture.

Upstairs, the first-floor plan shows three well-proportioned bedrooms served by a family bathroom and landing, along with fully boarded loft space, ideal for storage or a future project should you wish to extend upwards over time.

Behind the scenes, the home benefits from a recently fitted boiler and central heating system, so the essentials are already taken care of. Off street parking for multiple vehicles adds everyday convenience, while the wider position offers easy access to local amenities.



This is a home ready for its next chapter. Contact our office today to arrange your viewing before it's gone.

Details:

Hall

Kitchen/Breakfast Room 12'9" x 10'10" (3.89m x 3.3m) Both Max

Lounge 12'5" x 10'2" (3.78m x 3.1m)

Utility Room 8'11" x 6'5" (2.72m x 1.96m)

Conservatory 10'8" x 9' (3.25m x 2.74m)

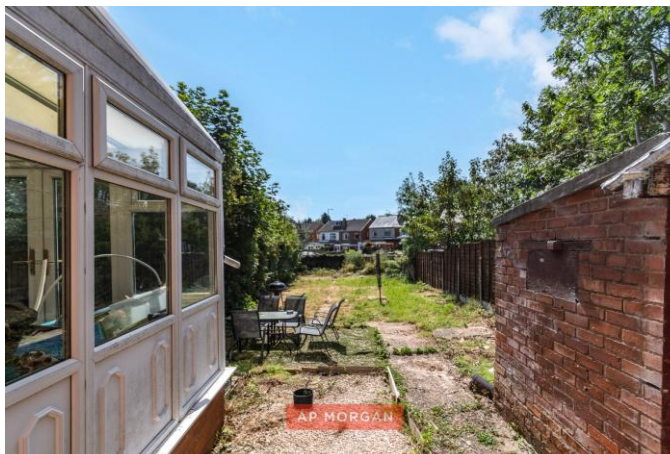
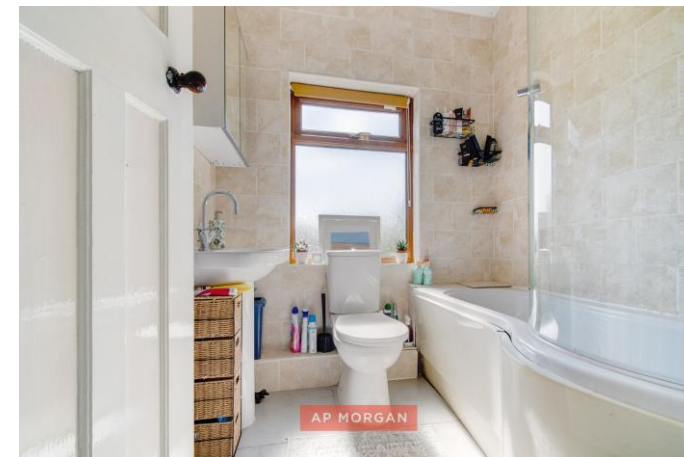
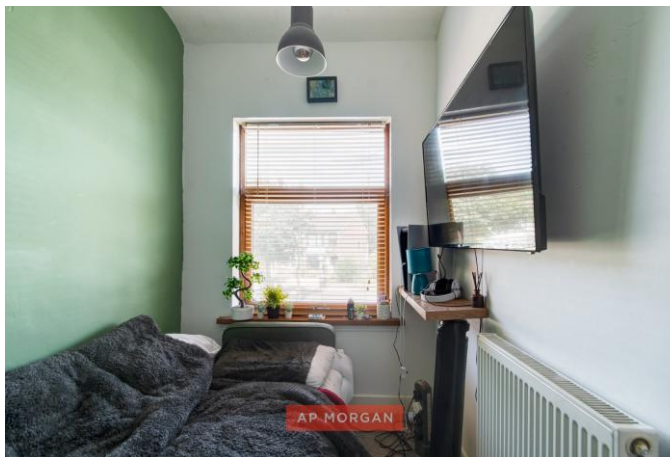
Landing

Bedroom One 12'10" x 10'11" (3.9m x 3.33m) Both Max

Bedroom Two 12'4" x 10'3" (3.76m x 3.12m)

Bedroom Three 9'6" x 5'10" (2.9m x 1.78m) Both Max

Bathroom 6' x 6'4" (1.83m x 1.93m)



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 Wisser 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.wissermortgageadvice.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?

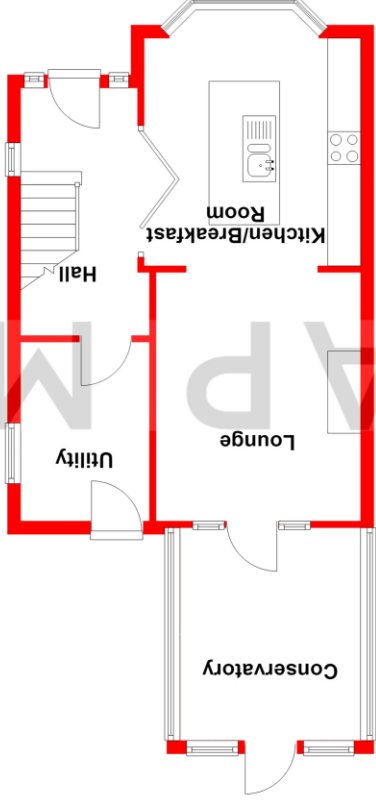
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

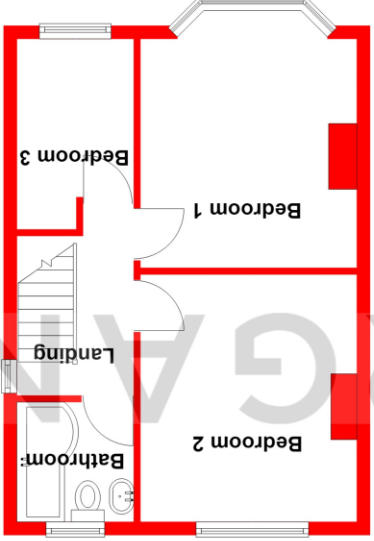
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per 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



First Floor



Total area: approx. 84.0 sq. metres (904.3 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 Planlup.

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