



AP MORGAN

Thatchway Gardens, Kings Norton
Offers Over £190,000

Features:

- Two double bedrooms, family bathroom and separate WC
- Substantial living room with double French doors to the garden
- Generous kitchen diner with ample counterspace
- Garage plus separate storage room, ideal for parking, storage or a home office
- Wooden outbuilding for extra external storage
- Paved patio, perfect for outdoor furniture and summer evenings
- Easy-maintenance lawned garden with space for planting
- Well placed for motorway access, local buses and train links
- Close to green spaces, parks and popular local amenities

Description:

A home that grew with a family, room by room, project by project. This one still has plenty of growing left in it.

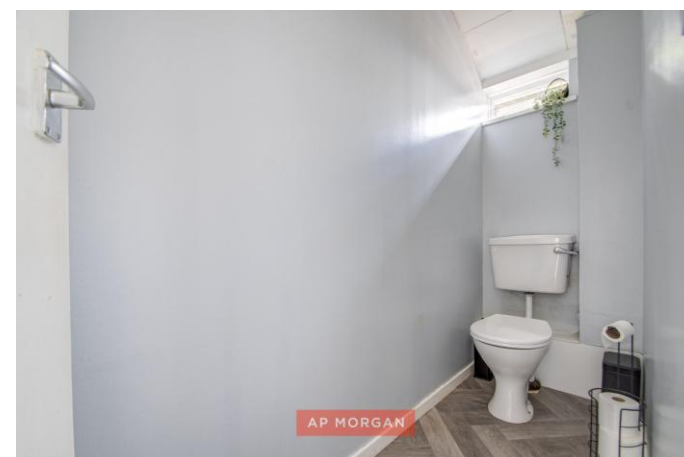
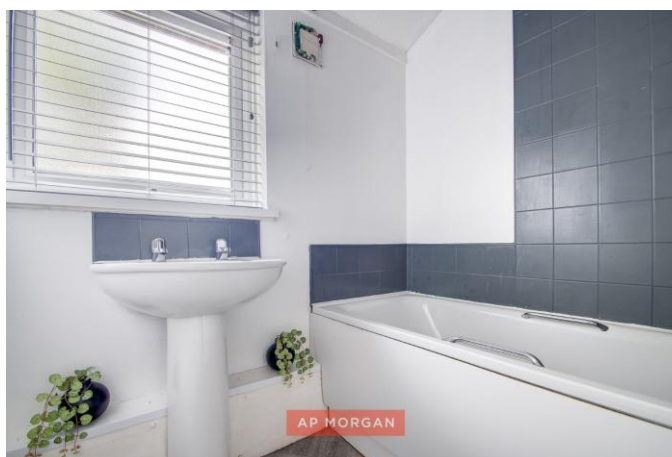
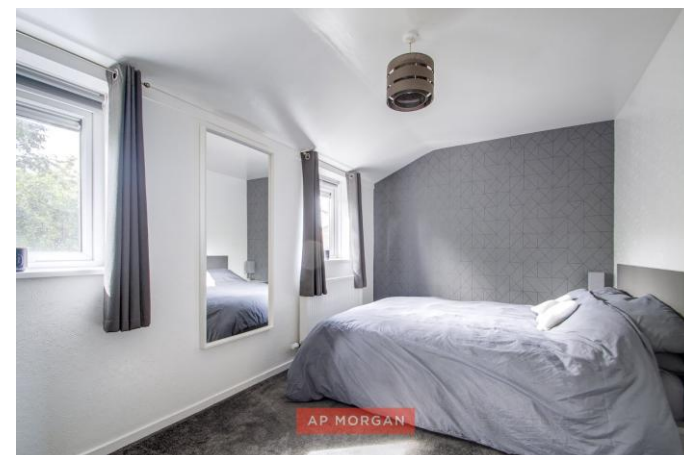
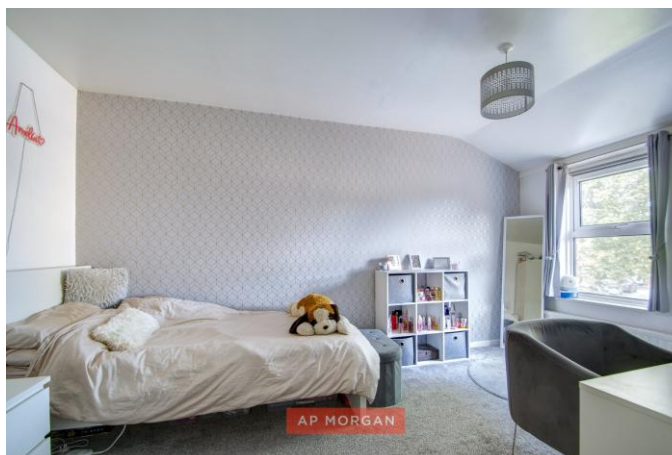
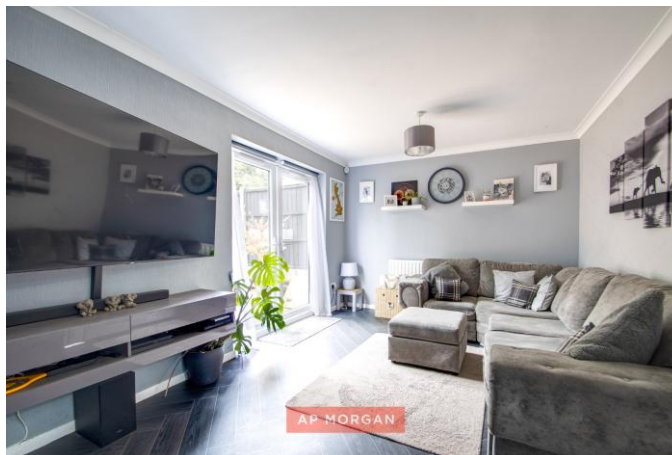
Tucked away on a quiet, friendly road in Kings Norton, this two-bedroom terraced home has been genuinely loved and thoughtfully improved over the years. It offers a substantial living room opening onto the rear garden through double doors, a generously sized kitchen diner, and a garage with its own storage room. Add a lawned garden, a sunny patio, and easy access to the motorway network, local schools, and green spaces, and you have a home that is ready and waiting for its next chapter.

We asked them what made them buy it...

"It was a homely feeling. We imagined making it our own and creating memories here. We felt like we could build a life here, and that's the moment we knew it was the one. It was the right home at the right time. We loved the layout, the space, and the room to grow our family. Location and neighbourhood were also important to us. We weren't just buying a home, we were choosing somewhere to build our life. Even now, the thing we have never stopped loving is the size of the rooms and the potential they hold."

What about the house itself?

"Our living room is where we spend most of our time together as a family. It's spacious, warming, and has a wonderful view out into the garden. The garden is where we enjoy the summer, as we get the sun all day there. Watching our children play in it has meant so much to us over the years, it really has become a living extension of our home. We've gradually made the house better for us over the years as our family grew and our needs changed. It has grown with us, rather than staying simply as the house we bought. The view from the living room is the thing that always gets a



reaction from guests, having the outlook of the garden gives it such a lovely, open and homely feeling. Mornings here are bright and peaceful, and the evenings are cosier."

Our agents say...

This is a home built for family life, from the light-filled living room with its double doors onto the garden, to the generous kitchen diner with plenty of counterspace for busy mornings and family dinners alike. There's real flexibility here too. The garage and storage room offer options for parking, storage or a work-from-home setup, and the wooden outbuilding adds even more external storage on top of that. Outside, the paved patio is ready for outdoor furniture and summer evenings, while the easy-maintenance lawn leaves room for a keen gardener to make their mark. With a front porch and patio doors already added, and its position close to motorway links, local buses and train stations, this is a home that ticks the boxes for growing families and commuters alike. Homes like this, cared for and improved with this much attention, don't come along often. Get in touch today and let us show you around.

Details:

Entrance Hall

Living Room 3.13 x 5.45

Kitchen/Diner 3.49 x 3.58 Max

Garage 3.58 x 2.56

Storage 1.69 x 2.56

First Floor Landing

Bedroom One 4.43 x 3.51 Max

Bedroom Two 2.65 x 4.51 Max

Bathroom 1.76 x 2.19

WC

EPC Rating: C

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.

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